

Landscape Referral Response

Application Number:	Mod2016/0137
Date:	24/06/2016
Responsible Officer:	Anthony Powe Landscape Assessment
Land to be developed (Address):	Lot 38 DP 8035 , 67 Edgecliffe Boulevarde COLLAROY PLATEAU NSW 2097

Reasons for referral

This application seeks consent for the following:

- Construction / development works within 5 metres of a tree or
- New residential works with three or more dwellings. (RFB's, townhouses, seniors living, guesthouses, etc). or
- Mixed use developments containing three or more residential dwellings.
- New Dwellings or

Officer comments

The proposed modification includes raising of the previously approved rear yard level generally to the floor level of the new dwelling.

The resultant retaining walls required to achieve this are located on the eastern boundary of the site, above an elevated escarpment.

Concern is raised with regard to the movement of the constructed elements and built elements forward toward the edge of the prominent escarpment. The walls are indicated on the plans to be a combined height of 2.3 -2.6 metres.

It is noted that the proposal includes the creation of a garden bed to assist in breaking up the bulk of the walls, which is supported.

However, it is considered that a width of 500mm is insufficient to provide for establishment and long term survival of plant material to soften the walls. It is recommended that a minimum garden bed width of 800mm be provided to enable sufficient soil volume to accommodate moisture retention and root growth in this exposed environment to provide the intended softening of the walls.

Recommended conditions have been included for consideration.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION
CERTIFICATE**

Amended plans

- i) Plans are to be amended to increase the width of the garden bed indicated along the eastern boundary to provide a minimum internal bed width of 800mm in the area between the southern edge of the pool and the southern boundary.
- ii) The garden bed is to be planted with locally occurring native species comprising ground covers, trailing plants and shrubs up to a height of 1 metre at a rate of 1 shrub per m² and 4 groundcovers/trailing plants per m².
- iii) Amended plans, including the required planting, are to be submitted to the Principal Certifying Authority for approval prior to issue of a construction certificate.

Reason: Environmental amenity (DACLACPCC1)

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

Required Planting

Planting along the eastern boundary is to be installed as indicated on the approved plans.

Reason: To maintain environmental amenity. (DACLAF01)