

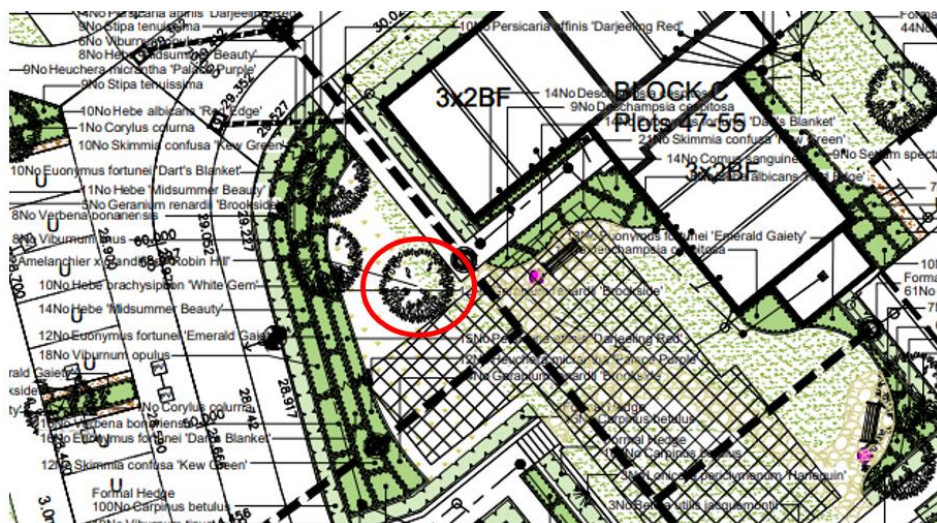
DC/22/93211 - Discharge of conditions 7 (Levels & Retaining Walls), 8 (Access roads/lighting), 9 (Foul and Surface drainage) and 16 (Central garden spaces for Blocks B, C, D & E) for Boorley Park Local Centre

22.6.23 - Landscape verbal consultation response re: conditions 7 and 16 following queries from agent.

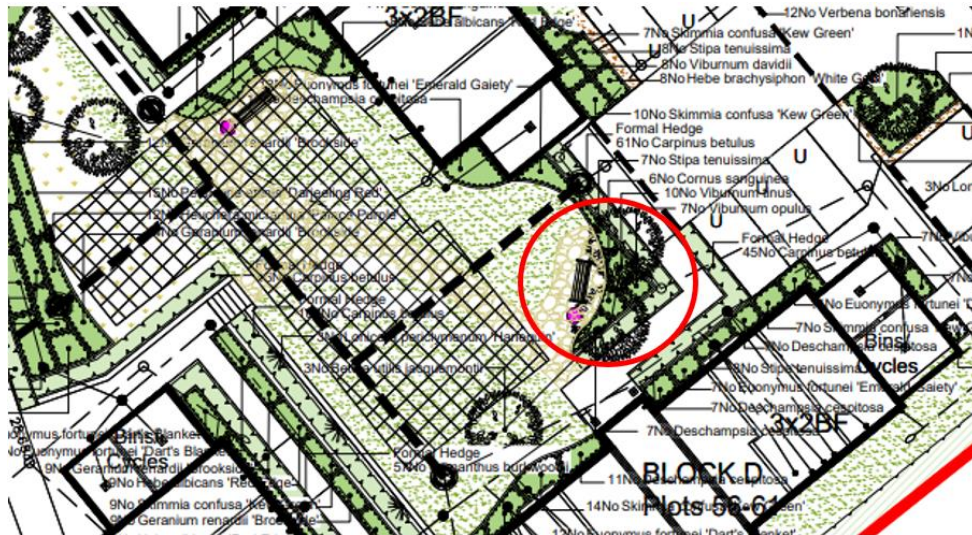
Based on comments dated 2.5.23 and discussions the following amendments are still required:

Landscape Proposals Sheet 4

1. Please add a revision notes and letters to the plan. There are none at present.
2. Thanks for changing the birch to Jacquemontii cultivar. Please add connection lines to clarify that the label applies to all 3 trees in this group. Also please tweak the viburnum label so it doesn't appear to end at the trunk position of one of these trees.
3. To ensure there is no conflict with the underground water storage tank move the southern-most tree adjacent to Block C, 5m to the west and confirm the depth of soil above the water tank and whether the top of the water tank is permeable or solid.



4. The seating in the eastern corner of the garden would not currently provide shade in the middle third of the day, as required by the condition, so move seat towards bed by 0.5m and move trees west by 0.5m.



5. 1m-1.2m high railings need to be provided on top of the retaining wall to the east of Block E, rather than the proposed fence, to ensure a more satisfactory appearance and reduce the sense of enclosure for residents in Block E. This will require new retaining wall details and a change to the hard landscape drawings to be submitted.

Hard Landscape details not submitted

1. Water storage tank – as above please confirm the depth of the soil above the tank and whether the top of the tank is permeable or solid.
2. Construction details for the retaining wall – please provide further details of the joint between the fence post and top of retaining wall (inc. height of collar, type of metal and bolt sizes), confirm this has been checked by a qualified structural engineer and provide details of the proposed capping to the walls, as drawing refers to “Architect’s Detail”. Also need details of railings/alternative durable barrier above gabion walls, type of facing stone material as drawing refers to “Clients spec”, and a note to state that any residual sharp points at joints of wire mesh should be bent back.
3. Construction details for step - this should include an elevation to show how the associated retaining wall is stepping down with the change in levels, details of the handrail, and confirmation that the brick used for the retaining wall will match that used on the adjoining blocks.
4. Bin and seat details – the timber to be used in the proposed style of seat needs to be from FSC certified source of timber. Please provide evidence of this otherwise a different bench, with FSC certified timber, will be required.