

Date: 25 August 2025

Attention: Anthony Fisher

**MEMO: 188 Wilsons Lead Road Subdivision s.92 Request for Further Information RC240052**

Glasson Huxtable have been asked to respond to landscape related matters raised in a Council Request for Further Information (RFI). These are addressed in turn.

Reference to native vegetation

*The landscape assessment provided repeats the reference to “retention of native vegetation on proposed Lot 3”, which conflicts with the s92 response. Please clarify.*

We understand that Lot 3 does not contain any significant existing native vegetation. Accordingly, we have updated our Landscape and Visual Assessment to remove any reference to the retention of native vegetation within this Lot.

Reverse sensitivity

*Reverse sensitivity - The previous RFI response (March 2025) referred to the bund proposed along the SE boundary of the site and proposed CN conditions to address reverse sensitivity, however both of these measures have been removed in the latest s92 response. Provide further clarification and assessment on this.*

Reverse sensitivity is beyond the scope of landscape and visual assessment. From a landscape perspective, a bund along the southeastern boundary is unnecessary to address adverse landscape and visual effects. A continuous bund would introduce a linear form that is out of character with the surrounding landscape. The applicant now proposes planting along this boundary, which we support as a more visually appropriate solution.

We have updated the Landscape Mitigation Plan in the Graphic Supplement and revised the Landscape and Visual Assessment to reflect this change.

I trust that the above addresses the Council's questions.

Regards,

Erina Metcalf  
Landscape Architect

Mark Huxtable



Landscape Architect and Director

Encl. Revised Graphic Supplement and Landscape and Visual Assessment