

Landscape Referral Response

Application Number:	DA2025/1538
Date:	20/11/2025
Proposed Development:	Demolition works and construction of a garage and associated landscape works
Responsible Officer:	Brittany Harrison
Land to be developed (Address):	Lot 1 DP 368941 , 1183 Barrenjoey Road PALM BEACH NSW 2108

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 application seeks consent for: Demolition works and construction of a garage and associated landscape works.

The plans and SEE indicates demolition of an existing dwelling , new paths, walls, driveway and garage. New grass areas, terraces, paths, walls and planting are indicated across the site.

The site is within the C4-Environmental Living Zone, requiring protection and enhancement of environmental values and assessment of the impacts on those values by development..

The Landscape Plans make reference to Architectural Plans that were not sighted with the documents viewed. The Landscape Plans provide little detail regarding the site. It is noted that the Survey Plan indicates the rear portion of the site to be very steep and containing rock outcrops.

Given the very steep nature of the site, the application would benefit from the provision of sections to indicate relative steepness, retaining or terracing required, and soil stabilization methods to contain the slopes following the extensive vegetation removal.

No details are provided regarding the vegetation to be removed, other than trees to be retained. However, it is apparent that the majority of the understorey vegetation on the site is to be removed and replaced by new planting.

The site is noted to be mapped as Littoral Rainforest on Council's GIS mapping system. Comment needs to be obtained from Council's Bushland and Biodiversity section regarding the status of this classification and implications of the proposed vegetation removal and replacement. It is noted that a number of the species proposed for replanting would not be associated with the Littoral Rainforest Community species profile.

In summary, it is not clear from the plans how the proposed works relate to the steepness and features of

the site including wall heights, protection of rock, native vegetation and trees to be retained, site stabilisation during demolition, vegetation removal and vegetation replacement.

As indicated above, a series of sections through the site would be beneficial to enable assessment of the proposed landform changes required to achieve the design intent as proposed, as would an assessment of existing vegetation and rock outcrops across the site to establish if there are areas of native vegetation or rock that would warrant retention.

At this stage, the proposal is not able to be supported regarding landscape issues. If additional information is provided, further assessment can be undertaken.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

Nil.