

## Landscape Referral Response

<b>Application Number:</b>	DA2021/2547
<b>Date:</b>	10/01/2022
<b>Responsible Officer:</b>	Julie Edwards
<b>Land to be developed (Address):</b>	Lot 2 DP 418586 , 1 Norma 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 development application is for alterations and additions involving a swimming pool, spa, rear deck, and associated structures.

Landscape works including retaining walls and stairs, and planting are shown on the architectural plans and are substantially raised above natural ground level. The landscape planting requires an appropriately documented landscape plan to demonstrate the proposal to adequately soften the undercroft area and area adjacent to the pool and deck structure. Planting as nominated to the southern side of the pool are species that prefer full sun. A Landscape Plan shall be submitted that clearly identifies the intended planting to the south and east areas of the pool and deck, and additionally provide shade tolerant undercroft planting, and shall provide species selections and locations on plan layout, and shall provide quantities and pot container sizes. The Landscape Plan shall be prepared by an qualified professional and in accordance with Northern Beaches Council's DA Lodgement Requirements for Landscape Plans.

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.