

## Landscape Referral Response

<b>Application Number:</b>	Mod2020/0164
<b>Date:</b>	12/05/2020
<b>Responsible Officer:</b>	Kent Bull
<b>Land to be developed (Address):</b>	Lot 10 DP 1207743 , 1110 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 is for modification of approved subdivision under consent N0482/98. The Section 4.55 Application specifically relates to the approved Stage 2 subdivision of No. 1110 Barrenjoey Road, Palm Beach (the residential site) from one into three residential lots involving minor boundary adjustments to provide each of the three lots with an access handle legal site frontage to Barrenjoey Road and with reciprocal rights of carriageway and easements for services and drainage.

The proposed modified plan of subdivision is proposed to enable the construction of a private "domestic" sewer pipe line to the sewerage connection points of the collection chamber at the base of the driveway via the access handles of the three residential lots. In terms of the landscape component of the application, this avoids the loss of the existing mature screen trees along the edges of the existing driveway and the western boundary of the residential site, maintaining the existing landscape buffer between the commercial and residential uses of the subdivision land.

Council's Landscape Referral section supports the modification application subject to continuance of all related landscape conditions under Consent approvals.

The proposal is therefore supported.

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

### Recommended Landscape Conditions:

Nil.