

Landscape Referral Response

Application Number:	Mod2018/0387
Date:	30/10/2018
Responsible Officer:	Nick Armstrong
Land to be developed (Address):	Lot 46 DP 13620 , 967 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 to re-orient the swimming pool and further encroach within the foreshore building line (FBL) is not supported.

The proposal fails to limit impact within the FBL, and the result is that the built form would be dominant when viewed from the water. A key outcome of D12.1 is to reduce bulk and scale. There is no proposal to reduce this impact through substantial landscaping including canopy trees and understory planting.

C1.1 requires that a range of lowlying shrubs, medium high shrubs and canopy trees shall be provided to soften the built form.

Further comment following review of amended plans:

The landscape opinion of the proposal remains unchanged. The updated plans include the swimming pool that is substantially and in the majority located within the foreshore building line, thus restricting the intent of the FBL as a landscaped zone with tall canopy trees and understory planting.

The updated proposal for 2 small trees in front of the pool, represented as limited to a height below the proposed pool deck level, does not create the opportunity for the development to be secondary to landscape. As such the development behind is a dominant built form when viewed from the water.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.