

## Landscape Referral Response

<b>Application Number:</b>	DA2025/0545
<b>Date:</b>	23/05/2025
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house
<b>Responsible Officer:</b>	Anaiis Sarkissian
<b>Land to be developed (Address):</b>	Lot 15 DP 14048 , 31 Ralston 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

A preliminary review of the landscape setting outcomes reveals the following concerns:

1. item for clarification and otherwise design adjustment:

- landscape area calculation indicates 53.9% however this calculation includes paving and deco granite surfaces as represented on the Landscape Plan as landscape area. Under the Pittwater LEP the definition of landscaped area is "a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area". Landscape Referral consider that the identified paving and deco granite surfaces are unable to support any planting.
- to continue this assessment, Landscape Referral shall defer this matter to the Assessing Planning Officer for determination.

2. information that is not clearly documented at this stage:

- existing prescribed trees shall be clearly identified on plans for retention, by notation on plans, and it is noted that the Statement of Environmental Effects indicates retention.
- any proposed excavation or change of levels within 5 metres of any prescribed tree within the property or otherwise any tree within adjoining property and within the road reserve verge shall be investigated and reported in an Arboricultural Impact Assessment, including where stormwater works and other external works are proposed.

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.