

## Landscape Referral Response

<b>Application Number:</b>	Mod2023/0455
<b>Date:</b>	15/09/2023
<b>Proposed Development:</b>	Modification of Development Consent DA2021/0268 granted for Demolition works, lot consolidation and construction of a dwelling house including swimming pool.
<b>Responsible Officer:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 327 DP 16362 , 346 Whale Beach 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 development consent DA2021/0268 as identified in reports and as illustrated in plans.

The proposed modifications to landscape design include: a new retaining wall i to retain infill and maintain the originally designed site levels, due to geotechnical issues; landscape modifications proposed eliminating the need for the approved retaining walls; and the addition of a set of landscape stairs located along the western boundary, which is one of the requirements of the Bushfire Report.

The proposed changes to landscape design marginally reduces the landscape area however the calculation remains above the minimum 60% requirement, and thus no concerns are raised. There are no arboricultural impacts as reported in the Arborist letter submitted with the modification application.

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.