
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
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14/06/2023

MR robert jones
126 whale beach road ST
whale beach NSW 2107
[REDACTED]

RE: DA2023/0607 - 175 Whale Beach Road WHALE BEACH NSW 2107

Alex Keller
Principal Planner

Re: DA 2023/0607
Lot 21 & 22 DP 10782, 173 & 174 Whale Beach Road Whale Beach

Concerning the Development Application lodged for the above property with reference to the Landscaping Plan by Fiona Cole Design we have concerns with the proposed planting of 3 rows of 23 Cabbage Tree Palms (*Livistona Australis*) across the 3 properties within the vegetation break between the buildings and along the north/western boundary forming walls of continuous planting. Although these palms are slow growing, they are one of the tallest Australian native plants growing to a canopy height of 30M not the 13M as indicated in the Landscaping Schedule and will impact upon the views of surrounding properties. Furthermore, Cabbage Palms are prolific propagators which will further exacerbate the view loss.

Consideration of random or clumping at the lower level of the property as foreground planting would be more desirable. The Statement of Environmental Effects indicates the Proposal in total has 83 canopy trees across 3 small lots and with the DCP limiting the building height at 8.5M with a max. 10M it would be desirable to preserve view sharing with planting selection of similar height or graded with the topography.

The perspective views generated show transparent, ghost like woodland planting depicting a different planting type than the proposed landscaping and although they show the building form well, they do not show a realistic representation of the proposed planting, even the footpath is shown as planted.

The Statement of Environmental Effects emphasises the significance of the " spatial separation between the proposed dwellings, with view corridors from the street preserved ". Landscaping the corridors with planting that considers the iconic view of the rocks and ocean waves breaking would be a great public amenity contribution.

The design of these dwellings has been well considered considering the tight lot areas and to achieve the demanded level of each dwelling amenity, however this has required pushing the building envelop to the maximum with areas of encroachment.

Robert and Anne Jones
126 Whale Beach Road, Whale Beach