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beaches
council

MEMORANDUM

DATE: 5 December 2022

TO: Northern Beaches Local Planning Panel (NBLPP)

CC: Peter Robinson, Executive Manager Development Assessment

FROM: Danielle Deegan (consultant planner)

SUBJECT: Item 4.3, DA2022/0246 and 120 Prince Alfred Parade, Newport

TRIM REFERENCE: 2022/778429

Dear Panel Members,

The purpose of this memo is to advise the Panel that a late submission has been received from Mr. Bill Tulloch, which raises the following matter:

- Issue – Potential view impacts from proposed trees

The submission finds the quantity and size of proposed trees are excessive due to view impacts to neighbouring properties. The submission requests the imposition of a deferred commencement condition requiring numerous changes to the landscape plan.

The imposition of a deferred commencement condition is not supported.

Recommended condition 2 satisfactorily addresses the issue of potential view impacts from trees. However, to provide greater certainty, it is recommended that condition 2 be amended to require the landscape plan to be submitted to the Council's *Executive Manager of Development Assessments* for approval prior to the issue of a Construction Certificate.

Recommendation

The Panel notes the submission.

Condition 2 be amended as follows:

2. Amendments to the approved plans

The following amendments are to be made to the approved landscape plan:

A landscape plan prepared by a qualified Landscape Architect or Landscape Consultant to a scale of 1:100 or 1:200 and conforming to the Pittwater 21 Development Control Plan and relevant conditions of this Consent, must be submitted to Council's Executive Manager of Development Assessments for approval prior to issue of a Construction Certificate.



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The plan shall be consistent with the approved landscape plan referenced in Condition 1 of this consent, subject to the following amendments:

- a) The removal of the Cabbage Tree Palms from the landscape plan and planting schedule;*
- b) Replacement with suitable native canopy trees to offset the removal of the Cabbage Tree Palms. The canopy trees shall grow to a maximum height of 8.5m at maturity. The new trees shall be planted at a minimum pot size of 100L and grown to Australian Standard 2303:2018 Tree stock for landscape use.*

Reason: To minimise view impacts to properties located to the south of the site.