



## Landscape Referral Response

<b>Application Number:</b>	DA2019/1504
<b>Date:</b>	09/03/2020
<b>Responsible Officer:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 241 DP 16362 , 325 Whale Beach Road PALM BEACH NSW 2108 Lot 242 DP 16362 , 325 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 proposed development is for landscape works and a new swimming pool to an existing dwelling.

Council's Landscape section has assessed the proposal against the following Pittwater 21 DCP 2014 Controls:

B4.22 Preservation of Trees and Bushland Vegetation

C1.1 Landscaping

D12 Palm Beach Locality

Landscape Plans and an Arboricultural Impact Assessment are provided with the application, in accordance with DA Lodgement Requirements. No impacts are anticipated to significant vegetation within the site. Existing high retention trees are retained and the proposed removal of two low retention trees is not opposed.

The Landscape Plans SAP01, LMP01, LPP01, and LAC01 indicate a proposed encroachment onto public land by way of the proposed sleeper path. This land is zoned as E2 - Environmental Conservation, and any encroachment is not permitted under the Pittwater Local Environment Plan. Amended plans illustrating no public encroachment shall be submitted to further consider this application.

At this stage the application is not supported with encroachment onto public land shown of the plans. The application is able to be supported following design amendment, that illustrates the following:

- proposed sleeper path solely contained within private land,
- reduction of visual impact of the proposed pool vertical wall upon public land by way of planting capable of achieving a mature height equal to the top of pool level,
- redesign of pool layout to accommodate the sleeper path and planting,
- proposed transplanting methodology plan for relocation of existing Cabbage Tree Palm.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Landscape Conditions:**

Nil.