
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 16/06/2023 9:36:20 AM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

16/06/2023

MR Angus Love
128-130 - Whale Beach Whale Beach Road RD
Whale Beach NSW 2107
[REDACTED]

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

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Alex Keller
Principal Planner

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

I refer to the above Development Application and reference the Landscaping Plan by Fiona Cole Design, and 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.

Whilst slow growing, these palms become very high with a canopy height of 30M not the 13M as indicated in the Landscaping Schedule.

These trees will directly impact the views currently enjoyed from our property.

It should also be noted that Cabbage Palms are prolific propagators which will further exacerbate the view loss to our property.

We would be grateful if you could consider a lower height maturity planting.

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.