



25 March 2025

Palmdev Pty Ltd
IPM Palm Beach
1112-1116 Barrenjoey Road
Palm Beach NSW 2108

To whom it may concern,

RE: Conditions of Consent (S4.56)

This letter is to support the S4.56 landscape proposal and relevant amended conditions.

9A - Amended landscape plans shall be issued to the certifier prior to the issue of a Construction Certificate to include the following details:

i) Substitute all Cupaniopsis anacardioides with a suitable native tree alternative of a similar size, and in accordance with iii)

All Cupaniopsis anacardioides have been replaced with a suitable and smaller native tree alternative (Elaeocarpus reticulatus). The height and maturity of these species will also be managed via maintenance procedures as outlined in this S4.56 supporting letter.

ii) All proposed trees and vegetation in the rear setback shall not exceed a mature height greater than 5 metres; substitute the proposed species with smaller native tree or shrub alternatives where appropriate.

All trees such as Tristaniopsis luscious and taller shrubs such as Syzygium resilience have been replaced with smaller native alternatives, including Leptospermum leavigatum and Banksia ericifolia. These have been selected from the native planting guide for the Pittwater Ward from the Northern Beaches City Council. These species have a lower maturity height and will aid in maintaining and replacing habitat on site.

iii) All proposed trees in the side setbacks shall not exceed a mature height of greater than the immediately adjacent built form height; substitute the proposed species with smaller native tree alternatives where appropriate.

This has been factored into the landscape planting specification. Alongside this as noted below a maintenance plan is proposed to ensure that tip pruning and all trees are maintained in future.

iv) All supplementary vegetation in the side setbacks (i.e. not trees) shall not exceed a mature height greater than the immediately adjacent built form height; substitute the proposed species with smaller alternatives where appropriate.

All proposed plantings in the side setback landscape zones aim to help blend and naturalise the proposed development into its setting of the surrounding ridgeline/ hillside. The plant and tree selections denote a high level of native and endemic planting palette. These proposed plantings are to be managed and maintained in a manner to keep them from surpassing the height of adjacent form, however these plantings play a crucial role in providing privacy and visual relief of the retaining edge conditions. Annual tip pruning maintenance procedures will help bonsai and reduce the height of tree species while cleaning and thinning of debris will



reduce the densities of supplementary plantings surrounding these spaces. We believe it is in the interest of all surrounding property owners to ensure some dense buffer planting within these side setback spaces to ensure mutually beneficial outcomes to buffering neighbouring properties.

v) Substitute *Lomandra tanika* and *Ficinia nodosa* in the raised planters in the front setback with a suitable groundcover species with a mature height of less than 300mm.

The proposed *Lomandra tanika* and *Ficinia nodosa* have been replaced with an endemic and native sprawling groundcover species, *Carpobrotus glaucescens* and *Muehlenbeckia axillaris*, both to reach a maximum height of 300mm.

vi) Delete the proposed street tree *Banksia integrifolia*

The proposed *Banksia integrifolia* street tree has been removed from the landscape design.

16 – The submitted landscape plan is to be amended in accordance with the following: At least 60% of the total number of new plantings (by number of plants) is to be selected from the species list in the Pittwater Native Gardening Booklet, available on council's website.

The proposed planting scheme has been adapted to include 60% of plants included from the Pittwater native gardening booklet, provided by Norther Beaches Council. This is in the effort to maintain and replace habitat on site.

Should you have any questions please do not hesitate to get in touch with our office or myself directly.

Yours sincerely,

Tom Smith (BLArch Hons)
Director
DANGAR BARIN SMITH