

SUBMISSION

HAWES, DOYLE, NEVILLE, THOMAS, STATIS

a written submission by way of objection

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22 November 2022 3.15pm

Northern Beaches Council
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Northern Beaches Council
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**RE: 120 PRINCE ALFRED PARADE, NEWPORT
DA 2022 0246
WRITTEN SUBMISSION: LETTER OF OBJECTION**

Dear Sir,

I have just received an email dated 22 November 2022 1.07pm, to NBC from the Applicant.

I also refer to the amended Interlink Landscape Concept Plan dated 21 November 2022, revision F.

Interlink are a pool company it would appear? I ask that a qualified Landscape Architect prepare the landscape plan. I ask that Corben Architects co-ordinate this landscape design activity, with a recognised Landscape Architect.

I contend that the proposed condition from the Applicant, stated below, does not go far enough.

"All trees proposed over 8m must be removed from the landscape plan and replaced with canopy trees with a maximum height of 8m and under. These trees

must be signed off by the project landscape designer prior to Construction Certificate."

I am concerned that the reason for the condition has not been stated.

I am concerned that the trees over 8m have not been identified.

I am concerned that the DCP requirements have not been identified.

I am concerned that the proposed canopy forward of the Foreshore Building Line will obstruct water views.

I am also concerned that the Applicant suggests that this extremely important matter is left as a matter for the Certifier to assess.

This is unacceptable.

In Rev F of the Landscape Concept Plan we now have over 117 new trees that could cause view loss!

I ask that the Landscape Plan and Tree Schedule is carefully amended now to arrive at a carefully considered landscape solution that clearly addresses the following matters.

- i. Provide strategically located canopy trees positioned to avoid water view loss to our properties;
- ii. Delete all proposed trees that can possibly grow over 8m from the landscape plans and schedules, including 9 Blueberry Ash 10m-30m, 6 Cabbage Palm 25m, 2 Dragon Trees 15m, 100 Cyathea cooperii 20m, and any other species that can exceed 8m;
- iii. Position two canopy trees to the front yard, with two trees in front of the proposed dwellings to accord with DCP C1.1. Trees within the Front Setback, and Council verge to reach no more than the wall height of both dwellings when fully grown, maintained below the wall height for the life of the development;
- iv. Position one canopy tree in the rear yard in front of each dwelling, to accord with DCP C1.1, to reach no more than the wall height of either dwelling when fully grown, maintained below that height for the life of the development, and positioned a maximum of 3m from the proposed dwellings.
- v. No canopy trees forward of the Foreshore Building Line. Landscape maintained at 3m in height above Ground Level Existing to avoid view loss.
 - o Blueberry Ash: "typically grows to a height of 3–10 m (9.8–32.8 ft), but up to 30 m (98 ft) in some situations"
 - o Cabbage palms: "growing up to about 25 m in height"
 - o Dragon tree: *Dracaena draco* is an evergreen long lived tree with up to 15 m or more in height
 - o *Cyathea cooperii*: Height 5m to 20m

The plan must include the location of all existing and proposed landscape features and delineate trees to be retained, removed or transplanted, The Plan must also show existing and proposed finished ground levels and a detailed planting schedule which includes species listed by botanical and common names, quantities of each species, pot sizes, and the estimated size of planting in proportion to the proposed wall heights of the proposed development, consistency with maintaining the full water views of neighbouring development, as defined with the RAW Montages.

We ask for the Landscape Plan to be carefully modified now, by a qualified Landscape Architect that is co-ordinated by Corbens, prior to any progression of the DA to be considered by any NBC Panel. It is not acceptable that these matters have not been properly addressed by the Applicant, without heights poles or view montages, in what amounts to a devastating view loss.

Yours faithfully,

Bill Tulloch BSc [Arch] BArch [Hons1] UNSW RIBA RAIA