

## Landscape Referral Response

<b>Application Number:</b>	DA2019/1254
<b>Date:</b>	27/11/2019
<b>Responsible Officer:</b>	Nick Keeler
<b>Land to be developed (Address):</b>	Lot 71 DP 6746 , 22 Ocean 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

This applicant does not provide arboricultural assessment on the impact of the proposed works upon existing trees, including the existing Heritage listed Norfolk Island Pines within the frontage to proceed with the assessment.

Three existing Norfolk Island Pines (all Heritage listed) are located across the frontage. Whilst the proposed works (filling existing drive and new gate) does not present an issue, the preservation of these trees will require that no construction activity and access be permitted within the tree protection zone (TPZ) of the trees.

The entire road reserve frontage will require fencing to ensure no compaction of the existing ground levels under the Norfolk Island Pines as well as no construction access/material storage/trenching etc.

As such a Tree Protection Plan is required to address fencing alignment, ground protection, trunk and branch protection, and how any works within the area (filling existing drive and new gate) will be undertaken, including the need to have all such works inspected and certified by a AQF level 5 Arborist.

Additionally, the validity of the design intent (including construction of walls and extent of filling), to retain the Phoenix Palms within the site is not demonstrated by way of any arboricultural assessment on the required setback from each trunk to determine what setback distance (including structural root zone - SRZ) may not be intruded upon.

**Referral Body Recommendation**

Recommended for refusal

**Refusal comments****Recommended Landscape Conditions:**

Nil.