

Landscape Referral Response

Application Number:	Mod2023/0356
Date:	11/07/2023
Proposed Development:	Modification of Development Consent DA2021/0009 granted for Alterations and additions to a dwelling house
Responsible Officer:	Olivia Ramage
Land to be developed (Address):	Lot 2 DP 584675 , 5 Northview 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 proposal is not supported with regard to landscape issues.

The proposed pool, retaining walls, and concrete steps will require significant disturbance within 5 metres of existing trees, and as such an Arboricultural Impact Assessment is required. An Arboricultural Impact Assessment, prepared by an Arborist with minimum AQF Level 5 in arboriculture, is required to determine the existing trees significance, what impact the proposed works will have to existing trees and the appropriate tree protection measures. The Arborist shall also provide comment on the significant footing construction upslope of the existing trees in relation to any potential destabilisation of these trees.

Landscape Referral can continue the assessment upon receipt of further information.

The proposal is therefore unsupported.

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

Recommended Landscape Conditions:

Nil.