

## Landscape Referral Response

<b>Application Number:</b>	Mod2023/0570
<b>Date:</b>	27/11/2023
<b>Proposed Development:</b>	Modification of Development Consent DA2021/0657 granted for Alterations and additions to a dwelling house including swimming pool and garage
<b>Responsible Officer:</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 30 DP 13686 , 888 Barrenjoey 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 application is for modification of development consent DA2021/0657 to modify Condition 21: Protection of Existing Street Tree, including the removal of Tree E01 (Glochidion ferdinandi - Cheese Tree) and the provision of a suitable mature native replacement tree.

Following engineering technical advice regarding reconstruction of the existing sandstone retaining wall at the front of the property, it is advised that in order to establish a safe 1:1 batter for stability during construction, the batter will extend beyond the base of the existing tree and subsequently impact upon tree stability. Reconstruction of the existing retaining wall is approved under the development consent.

The arboricultural advice is that the existing Cheese Tree is unable to be retained due to the impact from batter excavation. The Landscape Plan under the modification proposal includes replacement planting with a semi-advanced Cheese Tree, and Landscape Referral raise no objections based on the engineering and arboricultural report recommendations.

Condition 21 shall be deleted, and a condition for replacement street tree planting shall be added.

The proposal is therefore supported.

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

**Recommended Landscape Conditions:**

**CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

**DELETE 21. Protection of Existing Street Trees**

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE  
OCCUPATION CERTIFICATE**

**ADD - Street Tree Planting**

Street tree planting shall be installed in accordance with the approved Landscape Plans submitted under the modification application.

Replacement street tree supply shall be a minimum pre-ordered planting size as nominated in the plant schedule, and shall meet the requirements of Natspec - Specifying Trees. All street trees shall be planted into a prepared planting hole 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, including a four post and top and mid rail timber tree guard, and maintained for a period of 12 months including fertilising and watering until established.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of any Occupation Certificate.

Reason: To maintain environmental and streetscape amenity.