

Landscape Referral Response

Application Number:	DA2025/0783
Date:	09/07/2025
Proposed Development:	Demolition works and the construction of a new seawall including a timber jetty, a pontoon and associated works.
Responsible Officer:	Brittany Harrison
Land to be developed (Address):	Lot 15 DP 875022 , 206 McCarrs Creek Road CHURCH POINT NSW 2105

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 proposed construction of a seawall, jetty and pontoon includes construction in proximity to existing trees that will be impacted by excavation works. An Arboricultural Impact Assessment (AIA) is submitted and identifies that one prescribed tree will be impacted and requires removal and there is no design alternative for retention. Landscape Referral raise no concerns subject to tree replacement in a similar location with a like-for-like *Casuarina glauca*. The intrusion into the Cocus Palm on adjoining land is noted and the AIA includes the assessment of low impact for the existing palm due to root mass limitations of palms and tolerance to root disturbance, and the AIA concludes that the "impact of the proposed construction would be considered negligible, and the long-term viability of this tree is considered high".

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree Removal Within the Property

This consent approves the removal of existing prescribed trees on the subject site as identified in the Arboricultural Impact Assessment. A qualified AQF level 5 Arborist shall identify these trees on site and tag or mark prior to removal.

Reason: To enable authorised development works.

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

Required Tree Planting

a) one *Casuarina glauca* shall be planted within the property in a similar location to the approved removal location for T2, and in accordance with the following:

i) tree planting shall be a minimum pre-ordered planting size of 45-75 litres; meet the requirements of Australian Standard AS2303 - Tree Stock for Landscape Use; planted into a prepared planting hole 1m x 1m x 600mm depth generally, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, and watered until established; and shall be located at least 3.0 metres from structures, at least 1.5 metres from common boundaries; and located either within garden bed or within a prepared bed within lawn.

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

Reason: To maintain environmental amenity.