

## Landscape Referral Response

<b>Application Number:</b>	DA2025/0025
<b>Date:</b>	31/01/2025
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Responsible Officer:</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot 33 DP 25446 , 6 Coronation Street MONA VALE NSW 2103

### 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 seeks consent for: Alterations and additions to a dwelling house.

The Arborist's Report prepared by Hugh the Arborist and Landscape Plan prepared by Duktig Design are noted.

The Arborist's Report indicates that six Category A trees are required to be removed to accommodate the proposed works.

Five of the trees are within the site and one is located on an adjoining property.

The trees, locally native species, proposed for removal within the site as described in the Arborist's Report are:

T3 - *Eucalyptus robusta* 13m height

T4 - *Eucalyptus robusta* 13m height

T5 - *Eucalyptus robusta* 13m height

T6 - *Eucalyptus robusta* 13m height

T8 - *Eucalyptus robusta* 13m height

The tree required to be removed within the adjoining property is:

T11 - *Callistemon viminalis* 7m height

The removal of 5 Category A locally native trees from the site and 1 Category A tree from an adjoining property is not able to be supported from a landscape perspective in consideration of Pittwater DCP B4.5, which is applicable to the land:

### ***B4.5 Landscape and Flora and Fauna Enhancement Category 3 Land***

## **Outcomes**

*The long-term viability and enhancement of locally native flora and fauna and their habitats. (En)*

## **Controls**

*Development shall retain and enhance habitat for threatened species, endangered populations, endangered ecological communities and locally native species.*

*Development shall provide flora and fauna habitat by active restoration, regeneration, and / or creation.*

*Development shall result in no significant onsite loss of canopy cover or a net loss in native canopy trees.*

*Landscaping is not to include environmental weeds.*

## **Variations**

*Council may consider variation to this control:*

- *For those activities listed in adopted Plans of Management for public reserves.*
- *Where a development is proposed in the area of least impact on native vegetation and where there will be no significant net loss of native vegetation.*

Whilst it is recognised that some tree removal may be required in relation to provision of two off street parking spaces, the proposed design should be amended to retain the majority of existing trees.

Removal of a tree on adjoining property would require consent of the owner, which was not sighted with the application.

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.