

## Landscape Referral Response

<b>Application Number:</b>	DA2024/0819
<b>Date:</b>	05/07/2024
<b>Proposed Development:</b>	Demolition works and construction of a dual occupancy
<b>Responsible Officer:</b>	Anaiis Sarkissian
<b>Land to be developed (Address):</b>	Lot 12 DP 7236 , 8 Seabeach Avenue 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 Plans and Arborist's Report indicate that 1 x Norfolk Island Pine in the rear yard is to be removed due to impacts of the proposed development.

Removal of the tree is not supported.

The design should be amended to enable retention of the tree.

The Arborist's Report indicates that significant impacts are likely on 1 x Norfolk Island Pine located in the road reserve forward of the property.

The Report recommends root mapping prior to driveway design.

Given the significance of the tree, root mapping is required to ascertain of the proposed driveway is viable and construction techniques required to ensure impacts are minimised to an acceptable level.

The proposal is not supported with regard to landscape issues.

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.