

Landscape Referral Response

Application Number:	DA2019/0261
Date:	29/05/2019
Responsible Officer:	Phil Lane
Land to be developed (Address):	Lot 43 DP 6195 , 33 Hillcrest 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 proposal does not provide adequate assessment of existing trees that may be impacted by the development, and does not provide an adequate landscape plan to demonstrate how the proposal satisfies control C1.1 Landscaping.

The landscape plan fails to identify the location and selection of locally native canopy trees as required by C1.1, which should be capable of attaining at least 8m in height at maturity, and additionally does not provide a proposed planting scheme with quantities and pot sizes. A description of the requirements to be submitted for a landscape plan at development application stage are available on the council website.

The Arborist Report is an inventory only report and provides a recommendations for removal of the majority of the subject trees without justification, including within council land. It is noted that 21 trees are surveyed on the Survey Plan, and the Arborist report addresses only 13 trees.

It is unclear which existing trees are proposed for removal and retention, including tree protection measures required as a result of the development works, to retain the trees. The Arborist Report does not provide a calculation of structural root zones and tree protection zones to assist with recommendations on tree protection measures.

An updated Arboricultural Impact Assessment is required, prepared by a qualified AQF5 arborist. The report must include the following information not presented to date:

- a discussion of all options relating to tree retention or removal, including construction techniques to minimise impacts upon root systems,
- justification for tree removal,
- if required, a tree construction impact statement and recommendations for construction methodology,
- demonstrate compliance with the relevant Australian Standards.

The arborist is to review all architectural and engineering plans, and is to be aware of any and all earthworks proposed on site

Council's Landscape section has assessed the proposal against the following Pittwater21 DCP Controls:

B4.22 Preservation of Trees and Bushland Vegetation

C1.1 Landscaping

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.