

## Landscape Referral Response

<b>Application Number:</b>	Mod2021/0879
<b>Date:</b>	08/12/2021
<b>Responsible Officer:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 1 DP 133456 , 50 - 52 Golf Avenue MONA VALE NSW 2103 Lot 2 DP 133456 , 50 - 52 Golf Avenue MONA VALE NSW 2103 Lot 1 DP 963829 , 50 - 52 Golf 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 application is for modifications to development consent DA2020/0455 and comprises the following: revised internal layouts of Units 103, 104 & 201; revised balcony planter box of Unit 201; revised windows on eastern facade of Unit 201; inclusion of stairs, security gates, and safety ladders to meet Sydney Water requirements for access to maintenance structures; revised hydrant booster cabinet to accommodate larger booster assembly; remove fire compartmentation in basement carpark due to change in fire sprinkler system; and revised landscape design to address Sydney Water requirements.

Modification to the landscape design includes updated documentation to reflect latest architectural planter/retaining wall locations/ finished levels and architectural footprint including; i) adjusted general arrangement of garden and lawn areas of Units G02 and G03; ii) *Howea forsteriana* substituted in lieu of *Livistonia australis* along northern boundary of Units G04, G05 and G06; iii) path added for Sydney Water access to maintenance structures located along the western and northern boundaries; and iv) *Plumeria acutifolia* / *Howea forsteriana* substituted in lieu of *Tristaniaopsis laurina*/ *Elaeocarpus reticulatus* along the eastern boundary of Units G01 and G02 to address Council comments regarding canopy impact and root expansion into the adjoining property.

The following assessment is provided in consideration of the above landscape design modifications:

- It is considered that the proposed reduction in garden width and increase in lawn area to ground floor units G02 and G03 that are at the frontage of the development facing Golf Avenue does not adequately continue the approved landscape design, to comply with the Pittwater DCP 21 control C1.1 Landscaping, to soften the built form and provide a streetscape amenity interface where a mix of trees and shrubs are provided. The decreased garden width limits successful establishment of tree and shrub planting and this component is not supported and the landscape design shall rely on the approved landscape plans.
- Howea forsteriana* is an Exempt Species that may be removed without Council consent and as such

the proposed substitution is not supported and *Livistona australia* shall remain as approved along the northern boundary of units G04, G05 and G06.

iii) no issues raised with this component.

iv) Adequate setback from the units G01 and G02 along the eastern boundary is provided for tree planting at least 3 metres from the building and as such the landscape design of the approved Landscape Plan shall remain with planting of *Tristanopsis laurina* and *Elaeocarpus reticulatus*, and the proposed planting of *Plumeria acutifolia* and *Howea forsteriana* as substitutes is not supported.

Apart from the inclusion of the path added for Sydney Water access to maintenance structures located along the western and northern boundaries, the modified landscape design is not supported and the approved Landscape Plans and conditions remain valid.

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.