

Landscape Referral Response

Application Number:	DA2019/1436
Date:	16/01/2020
Responsible Officer:	Nick Keeler
Land to be developed (Address):	Lot 7 DP 7953 , 97 Waterview Street MONA VALE NSW 2103 Lot 8 DP 7953 , 97 Waterview 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 development application seeks approval for the construction of two new 2 storey dwellings. The proposal can't be supported at this stage as information on the impact to existing trees and vegetation is not provided.

Existing trees occupy the site that are indicated for removal on the plans. Concern is raised that the existing trees and vegetation, and in particular along the common boundary with No. 101 proposed for removal may impact upon the residential amenity of adjoining properties.

A Arboricultural Impact Assessment is required to further assess this application.

Council does not support the removal of trees with a high and/or medium retention value, and advises that where such trees are located, proposals should be designed to consider the retention of such vegetation, with the alignment of any proposal based on assessment of the required clear distance from vegetation. Any existing trees that require removal due to development shall be replaced elsewhere on the site, where land area permits.

The existing Survey Plan illustrates various existing trees 5 metres and over in height. An Arboricultural Impact Assessment is required to provide clarification on which trees are to be retained and proposed for removal, including tree protection measures for trees to be retained. The report shall be prepared by a qualified Arborist (Minimum AQF Level 5) and shall cover assessment of excavation and construction impacts upon the SRZ and TPZ, tree protection requirements, and recommendations.

Recommendations shall include the setback distance from each tree where no construction impact is to occur to ensure the long term retention of the tree. Such recommendation should be used as the basis for determining the extent of any proposed development. Assessment of the stormwater design shall be included in the arboricultural impact assessment with no intrusion permitted within the tree protection zone of the existing trees identified without supervision by an Arborist.

Within the Arboricultural Impact Assessment, a tree protection plan shall be included to protect significant trees, and in particular the existing street tree and existing within to the rear of the property, including:

- layout of the development;
- location of trees identified for retention and/or removal;
- location of trunk and extent of canopy spread;
- tree protection during construction access on-site and delivery of materials
- tree protection zones around the trees nominated for retention;
- suggested construction techniques around existing trees and palms to ensure retention;
- location of tree and palm protection fencing / barriers.

Council's Landscape section has assessed the proposal against the following Pittwater 21 DCP Controls:

B4.22 Preservation of Trees and Bushland Vegetation

C1.1 Landscaping

D9 Mona Vale Locality

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:

Nil.