

## Landscape Referral Response

<b>Application Number:</b>	Mod2021/0711
<b>Date:</b>	20/10/2021
<b>Responsible Officer:</b>	Adam Mitchell
<b>Land to be developed (Address):</b>	Lot 4 DP 76695 , 1795 Pittwater Road MONA VALE NSW 2103 Lot 1 DP 219265 , 1797 Pittwater Road MONA VALE NSW 2103 Lot 2 DP 219265 , 38 Park Street MONA VALE NSW 2103 Lot 5 DP 77493 , 1793 Pittwater Road 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 proposes to modify Condition 20 of development consent DA2020/1179, and permit the removal of the existing tree identified as T22 - Jacaranda mimosifolia.

It is noted that the Statement of Environmental Effects proposes the removal of the Jacaranda mimosifolia as it is an exempt species under the Development Control Plan. The development application documents including architectural and landscape plans nominated retention of this tree and other exempt trees along the boundary and the application determination thus was based on the amenity provided by such trees in maintaining privacy to neighbouring properties and reducing the built form, and satisfying relevant privacy and built form controls of the DCP. Additionally the Project Arborist recommended retention and no issues were raised regarding any construction impacts. The Exempt Species provision is not an automatic option to remove trees when considered under a development application, but is certainly applicable prior to any development application.

Development consent conditions have been imposed to retain certain exempt species based on the retention of privacy to neighbouring properties and the reduction of the built form, and in consideration of the proposed application intent to retain such exempt species.

As it stands, no arboricultural evidence has been provided with this modification application that the Jacaranda mimosifolia is impacted by construction works. Council are able to consider this application following the issue of an arborist report that determines if the Jacaranda mimosifolia will be impacted by the works. Should this be the case, a replacement canopy tree shall be required to provide a similar amenity as opposed to the suggested replacement with a Cabbage Tree Palm.

At this stage Landscape Referral are unable to continue the assessment until a Arborist report is

received.

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.