

Landscape Referral Response

Application Number:	DA2021/0359
Date:	17/05/2021
Responsible Officer:	Adam Mitchell
Land to be developed (Address):	Lot 1 DP 1271246 , 15 Waratah 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

This application seeks development consent for the removal of twenty six (26) trees and the pruning of four (4) trees. School Infrastructure NSW (SINSW) propose to upgrade Mona Vale Public School including new buildings (Building R and Building S), landscaping works and internal and external refurbishments.

Tree removal is proposed to facilitate future development of new school infrastructure providing a more accessible administration area and more equitable access to the site. The existing trees proposed for removal include twenty four (24) native trees: 15 x Forest Red Gums, and 1 each of the following species: Cheese Tree, Wallangarra White Gum, Swamp Mahogany, Red Mahogany, Scribbly Gum, Sydney Red Gum, Large-fruited Red Mahogany, Red Bloodwood, and Brushbox. Two of the trees are exempt species (Camphor Laurel).

A Arboricultural Impact Assessment and Addendum prepared by Paul Shearer Consulting is provided with the application in regard to the justification for removal and pruning works. The report concludes that tree removal as proposed is required for future development building works, modification to the Waratah St carpark, and pruning is required to allow adequate construction building clearances.

The application proposal includes compensatory planting as documented in the Landscape Plans, consisting of twenty six (26) native canopy trees including Coast Banksia, Red Bloodwood, Scribbly Gum and Water Gum.

Landscape Referral are unable to accept the justification for tree removal and pruning works. Of the twenty four (24) native trees proposed for removal, the following twelve (12) trees are assessed in the Arboricultural Impact Assessment and Addendum with high retention value of significance in good condition and with long safe useful life expectancy (SULE) over 40 years: 10 x Forest Red Gums (trees 4, 209, 210, 216, and 225 to 230 inclusive), 1 x Swamp Mahogany (tree 7), and 1 x Brushbox (tree 223). A further seven (7) are assessed with medium SULE of 15 to 40 years: 5 x Forest Rd Gums (trees 2, 3, 205, 224, 231), 1 x Cheese Tree (tree 5), and 1 x Swamp Mahogany (tree 204).

Council have not being presented with analysis regarding the site planning and arrangement of buildings upon the site and investigation of any alternatives, and Landscape Referral consider that alternative options may be available to preserve much of the existing trees which are established as a urban forest, providing environmental and climatic benefits.

Under Pittwater DCP clause B4.22 the following outcomes are not satisfied: protect and enhance the urban forest of the Northern Beaches, promote the retention and planting of trees which will help enable plant and animal communities to survive in the long-term, and protect and enhance the scenic value and character that trees and/or bushland vegetation provide. Clause C1.1 Landscaping provides a control that requires that development shall provide for the reasonable retention and protection of existing significant trees.

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.