

8th February 2021

Karen Bartlett
Senior Administration Officer

Application No. DA2020/1179

Address: 1793 Pittwater Road Mona Vale & 1795 Pittwater Road Mona Vale & 1797

**Description: Pittwater Road Mona Vale & 38 Park Street Mona Vale
Demolition works and construction of a Seniors Housing development
with basement parking & associated landscaping**

I am writing with additional concerns to those I have previously submitted to council.

I am objecting to the Development Application on the grounds that:

- the application contains inaccurate and misleading information/submissions
- The proposal does not comply with the Pittwater 21 Development Control Plan

I am supplying the correct information regarding the size and height of the trees relevant to the application. The correct information, rather than the inaccurate information accompanying the development proposal should form the basis of the council's decision.

B4.22 Preservation of Trees and Bushland Vegetation

- To promote the retention and planting of trees which will help enable plant and animal communities to survive in the long-term.
- To protect and enhance the urban forest of the Northern Beaches.
- To protect and enhance the scenic value and character that trees and/or bushland vegetation provide.

The development proposal goes against all 3 of the above points in the guidance:

- Every tree at 1793 Pittwater road will be removed as a result of the development.
- The developer has ignored the recommendations of the Development Application Assessment report and has made no changes to either changing the configuration of the basement parking or including any solution to provide an urban canopy.

The Panel noted that there is inadequate large tree planting to meet GANSW urban canopy targets. Excavation for the basement is likely to have an impact on the roots of the trees on 1791. Reconfiguration of the basement layout may minimise or avoid this.

Protection of trees/urban canopy

The arborist report accompanying the DA is inaccurate and understates the measurements for trees 1, 2 and 3. The trees were measured on 7/2/2021 with a registered Arborist.

Tree 1: Report height 8m, DBH (Diameter at Breast Height) 33cm DRB (Diameter above Root Buttress) 42cm; correct measurements, height 10.5m, DBH 39cm DRB 50cm

Tree 2: Report height 8m, DBH 17cm, DRB 22cm; correct measurements, height 9.5m, DBH 19cm DRB 24cm

Tree 3: Report height 8m, DBH 34cm, DRB 52; correct measurements, height 9.5m, DBH 44cm (at 90cm high) and DRB 52cm

Therefore, the TPZ needs to be extended for Tree 1, Tree 2 and Tree 3. There are major TPZ (Tree Protection Zone) encroachments of Tree 1 (14.4m²) 20.9% and Tree 3 (10.2m²) 11.6% and a minor TPZ encroachment of Tree 2 (0.97m²) 5.9% ¹. **NOTE: See impact on attached plan**

If the DA is approved and changes are not made to the design of the basement car parking, the health of Tree 1 and Tree 3 will be compromised. The SRZ (Structural Root Zone) of Tree 1 is also impacted. The SRZ is the area required for tree stability as defined by AS 4970-2009 Protection of Trees on Development Sites.¹

It appears that the original tree measurements are inaccurate. The measurements taken on February 7th indicate the trees are larger than the original measurements.

The concerns raised by the inaccuracies in the Arborist report for 1793 Pittwater Road caused me to question the Arborist report for property 1795 and 1797. This part of the development will involve the removal of 31 trees and will completely destroy the urban canopy on these sites. Many of these trees are more than 50 years old.

The Arborist report for 1795 & 1797 Pittwater road has incorrectly measured Tree #43 (located at 1795 Pittwater Road). The report records a DBH of 85cm and a DRB of 92cm. Measurements by a certified Arborist on 7/2/2021 at 3pm using a Diameter tape and Nikon Forestry Pro II, found measurements of DBH 92cm and DRB 98cm. The crown spread of the tree; East to West = 19.3m, North to South = 19.5m and West = 12m. The Arborist report has the total crown spread as 14m. Discrepancies in measurements have a significant impact on the size of the TPZ. Measurements taken on 7/2/21 indicate that the TPZ encroachment is (130m²) 33.9% which is a major TPZ encroachment greater than 10% as defined by AS 494970-2009 Protection of Trees on Development Sites.¹

There is no section elevation to show how Tree #43 *Cedrus deodara* will be impacted by the development. In addition, the Arborist's report makes no mention of the sandstone fencing which will require concrete strip footings, the side path and the garbage bin facility. All of these construction elements are within the SRZ. Consequently, this iconic tree has little hope of survival as a result of the development. **NOTE: See impact on attached plan**

As the Arborist Report for 1795 & 1797 Pittwater Road was an integral part of the granting of DA2019/1072, this approval should be revoked pending a report from an independent Arborist appointed by Council.

Nearly 40 trees will be removed as a result of this joint development. Although many of the trees fall under the classification of exempt trees, they are still providing a haven for local wildlife. Many of these trees are over 50 years and their removal will destroy the urban canopy.

If approval is given to **DA2020/1179** the Development Determination Panel will be going against its own Development Control Plan.

I can be contacted on 0412-052-348 if you wish to discuss the content of this letter in more detail.

Yours Sincerely

Lynette Gregory

¹ Standards Australia. AS 4970-2009 Protection of Trees on Development Sites.

