

Landscape Referral Response

Application Number:	DA2021/1724
Date:	28/09/2021
Responsible Officer:	Julie Edwards
Land to be developed (Address):	Lot 52 DP 1237461 , 80 - 82 Mona Vale 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

This application is for the temporary use of an existing car park area for outdoor dining.

Councils Landscape Referral section has considered the application against the Pittwater Local Environmental Plan, and the following Pittwater 21 DCP controls:

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D14.12 Landscaped Area - General

The Statement of Environmental Effects provided with the application notes that no trees, vegetation or landform is to be removed as a result of proposed works. This statement is largely supported by the Architectural Plans as it is evident proposed works are confined to an existing car park area, hence no impacts on the natural environment are expected.

It is noted a number of trees and palms are proposed in planters within the new outdoor dining area. These planters appear to provide some visual amenity for future patrons, privacy from the adjoining roadway, whilst also softening the built form and providing a barrier to the edge of the car park. The completion of these proposed landscape works is necessary to satisfying controls C1.1 and D14.12 as key objectives of these controls seek to ensure "landscape enhances habitat and amenity value", "landscape reflects the scale and form of development", as well as that the desired future character of the Locality is achieved".

The landscape component of the proposal is therefore supported subject to the completion of landscape works as proposed on the Landscape Plan.

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:

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

Landscape Completion

Landscaping is to be implemented in accordance with the approved Landscape Plan.

Prior to the issue of an Occupation Certificate, details shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Landscape Maintenance

If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting.

If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan and any conditions of consent.

All weeds are to be removed and controlled in accordance with the NSW Biosecurity Act 2015.

Reason: to maintain local environmental amenity.