

Landscape Referral Response

Application Number:	DA2022/1453
Date:	21/12/2022
Proposed Development:	Construction of two dwelling houses (One upon Lot 2 and one upon Lot 3)
Responsible Officer:	Thomas Burns
Land to be developed (Address):	Lot 3 DP 1274062 , 126 D Elimatta Road MONA VALE NSW 2103 Lot 2 DP 1274062 , 126 E Elimatta 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

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan (PLEP) clause C4 zone Environmental Living, and the following Pittwater 21 Development Control Plan (PDCP) controls (but not limited to):

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D9 Mona Vale Locality

The site is located in the C4 Environmental Living zone, requiring development to achieve a scale integrated with the landform and landscape, and to minimise impact on the natural environment, including the retention of natural landscape features and existing trees, to satisfy the landscape objectives of the C4 Environmental Living zone. The proposed development includes construction of a new dwelling upon two separate lots known as Lot 2 and Lot 3 under this application. Lot 2 supports no prescribed trees and Lot 3 contains one native Turpentine (tree 24) that is the subject of retention under the subdivision consent DA2018/0005.

Amended Landscape Plans are submitted in response to the previous Landscape Referral comments, however fail to take note of many of the comments, as follows-

Lot 2:

- the previous nomination of canopy trees is now removed. The Amended Landscape Plans submitted indicates retention of 3 existing trees that are all proposed for removal in the Arboricultural Impact Assessment as exempt species (trees numbered 29, 30 and 34 noting 34 is subject to owners consent from the adjoining owner) that may be removed without Council consent, such that no canopy tree planting is proposed in the Amended Landscape Plans to satisfy DCP control C1.1.
- a co-ordinated proposal is required as the removal of the exempt trees results in a loss of significant tree canopy across the lot such that a definitive landscape outcome shall be presented to Council for

assessment to allow Council to assess the future landscape character of development and thus the extent of landscaping to achieve the objectives of the DCP.

Lot 3:

- the arrangement of proposed tree planting continues to prevent the opportunity to reduce the built form, and scattered tree planting locations are sought that enables appropriate tree canopy development.
- the Amended Landscape Plan includes retention of exempt species numbered 25 and 27 in the Arboricultural Impact Assessment and these are assessed in the Arboricultural Impact Assessment with major development encroachment and unable to be retained for this reason but also as exempt species that do not require Council consent for management or removal.
- a co-ordinated proposal is required as the removal of the exempt trees results in a loss of significant tree canopy across the lot such that a definitive landscape outcome shall be presented to Council for assessment to allow Council to assess the future landscape character of development and thus the extent of landscaping to achieve the objectives of the DCP.

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.