

Landscape Referral Response

Application Number:	DA2020/0593
Date:	27/07/2020
Responsible Officer:	Nick England
Land to be developed (Address):	Lot 3 DP 1245406 , 57 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

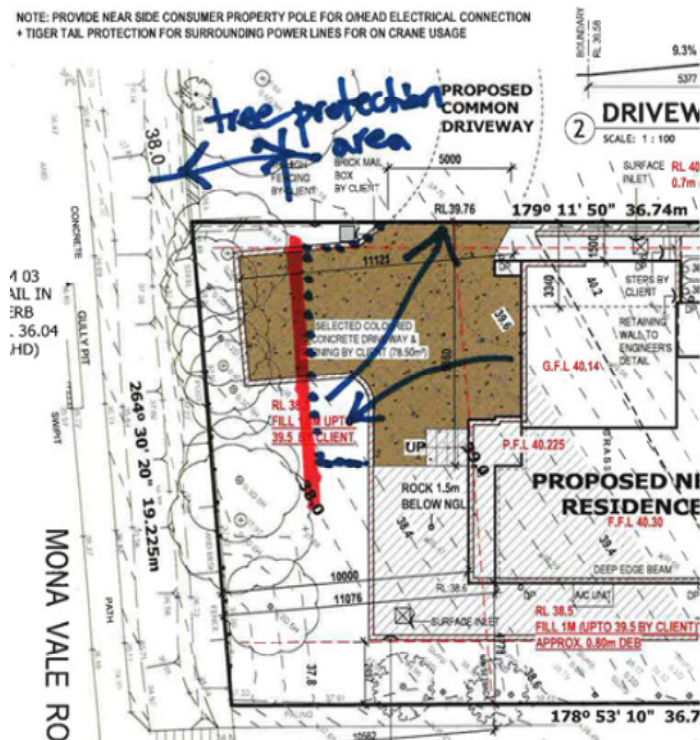
The application is for the construction of a new dwelling upon Lot 3 under the subdivision approval N0454/17.

The development application includes a vehicular turning bay and associated walling and changes to existing ground level within the front setback that is likely to impact upon existing native vegetation. No arboricultural assessment is provided with the application to provide tree protection measures nor justify any removal of vegetation. The Site Plans show a retaining wall supporting the vehicular turning bay set at approximately 1.5m distance from the front boundary, whilst the Landscape Plan show this walling set at approximately 1.0m distance from the front boundary.

It is considered that an alternative vehicular swept path design layout is available to ensure the retention of the existing native vegetation located across the front boundary. The Statement of Environmental Effects and the Site Plans nominate these trees for retention, yet the Landscape Plans include notation for removal of existing Paperbark and Bottlebrush trees. No swept path analysis is included in the application.



NOTE: PROVIDE NEAR SIDE CONSUMER PROPERTY POLE FOR OHEAD ELECTRICAL CONNECTION
+ TIGER TAIL PROTECTION FOR SURROUNDING POWER LINES FOR ON CRANE USAGE



The development application provides insufficient and conflicting information to continue the landscape assessment. Applicants shall provide all necessary reports to assess the development application including accurate co-ordinated plans, and justification for any removal of trees and vegetation, and tree protection measures to be installed to ensure retention of existing trees and vegetation such as fencing, ground protection and/or trunk protection.

The SoEE notes that all existing trees which are native vegetation are proposed to be retained. The existing vegetation along the frontage within the site provides a screening that is worthy of retention to additionally satisfy clause C1.1 Landscaping of the Pittwater 21 DCP. Concern is raised that the landscape outcome as shown on the plans results in an elevated turning bay area above existing ground levels, that without adequate retention of vegetation and new screening plants will provide a dominate built form to the streetscape.

Without clarification and co-ordinated documentation, Landscape Referral at this stage does not support the application.

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.