

Landscape Referral Response

Application Number:	DA2022/1333
Date:	15/11/2022
Responsible Officer:	Thomas Burns
Land to be developed (Address):	Lot 4 DP 1274062 , 126 C Elimatta Road MONA VALE NSW 2103 Lot 1 DP 1274062 , 126 B 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 1 and Lot 4 under this application. Lot 1 supports no prescribed trees and Lot 4 contains one native Bloodwood (tree 18) that is the subject of retention under the subdivision consent DA2018/0005.

A Landscape Plan and an Arboricultural Impact Assessment is submitted.

The submitted plans include reference to providing at least 60% of Lot 1 and Lot 4 each, however it is noted that Lot 1 includes decking and stairs as part of the landscape area, and lot 4 includes the vehicle passing bay as landscape area, and the matter shall be determined by the Assessing Planning Officer.

Lot 1 landscape assessment:

- Under C1.1, at least three canopy trees are to be supported within the property including other planting to provide screening of the development and for open space privacy. The location of the proposed tree planting in close proximity to each other does not permit appropriate future canopy development nor does the proposed locations assist in screening the proposed built form.
- To satisfy C1.1 proposed tree planting shall be at least 5 metres from buildings and at least 3 metres

from other trees and scattered throughout the lot, and shall also be located away from common boundaries at least 2 metres to limit impact of tree roots and canopy across adjoining properties. All open space areas shall include screen shrub planting along the boundaries of suitable species capable of attaining at least 3 metres in height.

Lot 4 landscape assessment:

- Under C1.1, at least three canopy trees are to be supported within the property including other planting to provide screening of the development and for open space privacy. Three trees (one retained and two proposed) are included in the Landscape Plan, however the Arboricultural Impact Assessment report includes the recommendation for removal of existing tree 18 - Bloodwood that is the subject of development consent DA2018/0005 for retention and protection.
- The Arboricultural Impact Assessment report " supports the removal of Tree 18 as part of the development due to previous sustained observations of canopy decline coupled with major encroachment proposed by the development". Concern is raised that the tree protection measures under development consent DA2018/0005 as recommended in the approved Arboricultural Impact Assessment under the development consent have not been adhered to which included the requirement for tree protection fencing and project arborist certification.
- Whilst the Arboricultural Impact Assessment report under this development application includes comments that existing tree 18 - Bloodwood is in decline, Landscape Referral are not satisfied that this may be a detrimental decline as typical the Gum species are known to fluctuate with seasonal weather changes and a peer review arboricultural report is required to be submitted by the applicant to provide an opinion on the likelihood of failure or otherwise regeneration. Additionally the peer review shall provide a dimension setback from the existing tree to any construction works to allow for the long term preservation of the tree, should the peer review consider that the tree has a safe useful life expectancy.
- To satisfy C1.1 proposed tree planting shall be at least 5 metres from buildings and at least 3 metres from other trees and scattered throughout the lot, and shall also be located away from common boundaries at least 2 metres to limit impact of tree roots and canopy across adjoining properties. All open space areas shall include existing and retained screen planting, or proposed screen shrub planting along the boundaries of suitable species capable of attaining at least 3 metres in height.

Landscape Referral are unable to continue the assessment, subject to additional information to satisfy the above matters listed for Lot 1 and Lot 4.

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.