

Landscape Referral Response

Application Number:	DA2025/1297
Date:	26/09/2025
Proposed Development:	Alterations and additions to a dwelling house
Responsible Officer:	Olivia Ramage
Land to be developed (Address):	Lot 14 DP 8212 , 1 Belvedere Parade 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 seeks consent for: Alterations and additions to a dwelling house.

The plans indicate a new retaining wall and driveway within the road reserve.

These works are in close proximity to existing street trees and likely to adversely affect the trees.

If these works are endorsed by Development Engineers/Road Assets, further details regarding wall construction and an Arborist's Report will be required to enable assessment of the impacts.

As these works form part of the current application, the proposal is not supported with regard to landscape issues due to insufficient information.

If additional information is provided or the road reserve works are to be deleted, a further referral should be sent to Landscape Referral for final assessment.

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.