

Landscape Referral Response

Application Number:	DA2022/1333
Date:	21/12/2022
Proposed Development:	Construction of two dwelling houses (One upon Lot 1 and one upon Lot 4)
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.

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 1:

- the previous nomination of canopy trees is now removed and small height trees are proposed that are unable to soften the built form, and the arrangement of 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 passing bay indication as landscaped area is not feasible in supporting the area as planted in accordance with the definition of landscaped area.

Lot 4:

- the previous nomination of canopy trees is now removed and small height trees are proposed that are unable to soften the built form, and the arrangement of 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 Landscape Plan shows retention of tree 18 - Bloodwood whilst the Arboricultural Impact Assessment recommends removal and should tree 18 be approved (*) for removal the total number of canopy trees required by C1.1 is not achieved and the loss of canopy is not able to be replaced by the landscape proposal.
- (*) the previous Landscape Referral comments requested a peer review arboricultural report to be submitted by the applicant and this has not been provided " to provide an opinion on the likelihood of failure or otherwise regeneration for tree 18. 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 understand the true status of tree 18.

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.