

Landscape Referral Response

Application Number:	DA2023/1818
Date:	19/01/2024
Proposed Development:	Construction of a dwelling house, detached garage and a secondary dwelling (Proposed Lot 2)
Responsible Officer:	Stephanie Gelder
Land to be developed (Address):	Lot 2 DP 1237357 , 12 A John Street AVALON BEACH NSW 2107

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; and D1 Avalon 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 with ecological, scientific or aesthetic values, including the retention of natural landscape features and existing trees, to satisfy the landscape objectives of the C4 Environmental Living zone.

It is noted that the proposed landscape area does not strictly comply with D1.14 Landscaped Area - Environmentally Sensitive Land, whereby 60% shall be landscape area as defined under the PLEP: means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area, and this matter shall be assessed and determined by the Assessing Planning Officer.

The submitted Landscape Plans, Arboricultural Impact Assessment (AIA) report, and Biodiversity Development Assessment Report (BDAR) are noted.

Existing trees are proposed for removal as referenced in the AIA report and the BDAR to accommodate the proposed development. The Landscape Plans include proposed landscape works within the property and the BDAR identifies the recommendation for preparation of a Riparian Plan to restore the riparian corridor without submitting a plan for review and consideration.

Regardless of the above, at this stage Landscape Referral shall defer to Council's Bushland & Biodiversity Referral team in the first instance, as the property falls within the Biodiversity Values Map (BVM) under the Biodiversity Conservation Act, for assessment of biodiversity impacts and assessment of the BDAR recommendations, and any required actions or conditions.

Note: the below paragraph is auto-generated, and Landscape Referral shall continue assessment following completion of Council's Bushland & Biodiversity Referral.

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.