

Landscape Referral Response

Application Number:	DA2024/1794
Date:	13/02/2025
Proposed Development:	Demolition works and construction of a dwelling house including a swimming pool and consolidation of two lots into one
Responsible Officer:	Anne-Marie Young
Land to be developed (Address):	Lot 2 DP 833902 , 141 Riverview Road AVALON BEACH NSW 2107 Lot 1 DP 833902 , 139 Riverview Road AVALON BEACH NSW 2107 Lot LIC 588601 , 139 Riverview Road 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

The application as described in reports and as illustrated on plans is assessed by Landscape Referral 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. An Arboricultural Impact Assessment (AIA) and Landscape Plans are submitted for consideration by Landscape Referral.

The submitted Arboricultural Impact Assessment (AIA) report includes proposed tree removal of 24 prescribed trees within the property and a further 6 within the road reserve. Owners consent from property 143-145 Riverview Road to remove exempt species identified as trees M, N, O within that property is provided and no issues are raised. All other trees and vegetation within adjoining properties shall be retained and protected. A total of 8 prescribed trees are indicated for retention within the property. Concern is raised that of the 8 prescribed trees proposed to be retained, trees T1, T3, T6 and T9 are impacted by the excavation for pier footings for the entry portico / carport and additionally the proposed walling/stairs and stormwater excavation works along the southern boundary in proximity to these trees, and the extent of combined encroachments, whilst not being evident in the short term, will

impact the health and condition of trees in the long term. It is thus considered that the siting of these design elements do not respond to PDCP control B4.22 and PLEP C4 landscape objectives.

In response to the objectives of PDCP control B4.22 and PLEP C4 landscape objectives, it is considered that there are existing prescribed trees that should be preserved with adjustments to the design layout including T18, T19, T20, T34, T39 and T41 which are generally all in good health and condition.

Additionally it is evident that the AIA report has not fully considered the impact of proposed boundary walling/stairs and stormwater excavation works along the southern boundary in proximity to existing trees P, Q, R and S within property 137 Riverview Road, where such excavation works are likely to impact the health and condition of trees in the long term.

Given the above concerns regarding impacts to existing trees within the property and within adjoining properties, Landscape Referral are unable to support the application at this stage.

The submitted Landscape Plans are noted and assessment shall be withheld at this stage as reasoned above.

It is noted on plans that the entry portico/carport structure appears to encroach into the public road reserve and that matter shall be determined by the Assessing Planning Officer.

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.