

## Landscape Referral Response

<b>Application Number:</b>	DA2022/0786
<b>Date:</b>	08/06/2022
<b>Responsible Officer:</b>	Nick England
<b>Land to be developed (Address):</b>	Lot 8 DP 21933 , 47 Hilltop 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 development application is for a new garage co-located on site with an existing free standing, two-storey dwelling and secondary dwelling, as described and illustrated in the Reports and Plans. A Landscape Plan and a Arboricultural Impact Assessment accompany the application and are assessed as part of this Landscape Referral.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan clause C4 zone Environmental Living, and the following Pittwater 21 DCP controls (but not limited to):

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D1 Avalon Locality, including the objectives of D1.14 Landscaped Area - Environmentally Sensitive Land

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 existing site supports many trees within the rear and middle of the property and the proposed works are contained to the frontage of the property.

Existing public road reserve encroachments are noted including inclinator platform deck, walling, and landscaping and the status of such encroachments is unknown (ie. approved by application or otherwise). The proposed application includes retention of the inclinator platform and additionally proposes a new concrete driveway, walling, stairs and extensive planting within the public road reserve and review by Council's Road Reserve Referral team is required. Landscape Referral generally do not support encroachments into public land as it appears to privatise public land. It is considered that rearrangement of the built elements and landscaping (excluding works for the driveway) to be wholly within the development site may result in design changes that impact upon the landscape outcome of the development including retention of existing native trees, and hence Landscape Referral at this stage do not support the application.

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.