

Landscape Referral Response

Application Number:	DA2025/0167
Date:	11/03/2025
Proposed Development:	Alterations and additions to a dwelling house including a secondary dwelling and garage
Responsible Officer:	Brittany Harrison
Land to be developed (Address):	Lot 2 DP 528345 , 45 A Riviera Avenue 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.

The development application seeks approval for the proposed double garage and a secondary dwelling to an existing main residence. Additionally, the proposal includes new external stairs located within the public road reserve of Capua Place that features a substantial sandstone escarpment within the road reserve verge of visual prominence. The proposed external stairs lead into the property open space area without connecting to the residence.

The proposed double garage is over existing timber decking, and the secondary dwelling is located upon landscape area that will require removal of two existing trees (tree 13 and tree 14) should the secondary dwelling be approved, as assessed in the Arboricultural Impact Assessment (AIA). It is noted that trees 13 and 14 are not located in the Biodiversity Values Map (BVM) and Landscape Referral raise no concerns with the recommendations of the AIA report. The tree protection measures as identified in the AIA report for existing trees to be retained shall be included in conditions of consent.

Landscape Referral raise concern with the proposed external stairs within the road reserve verge as

this impacts upon the landscape character of the streetscape, specifically that the proposal does not satisfy PDCP control D1.1 Character as viewed from a public place, and PDCP control D1.4 Scenic protection - General. PDCP D1.1 requires any development works to respond to the natural environment and the proposal instead present a prominent built structure that will diminish the presence and visual amenity of the existing sandstone escarpment. PDCP D1.4 requires that development shall minimise any visual impact on the natural environment when viewed from the road and the proposed built structure will likewise diminish the presence and visual amenity of the existing sandstone escarpment.

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.