

## Landscape Referral Response

<b>Application Number:</b>	DA2022/1548
<b>Date:</b>	16/02/2023
<b>Proposed Development:</b>	Construction of an incline passenger lift
<b>Responsible Officer:</b>	Megan Surtees
<b>Land to be developed (Address):</b>	Lot 1 DP 1191316 , 137 Riverview Road AVALON BEACH NSW 2107 Lot LIC 618131 , 137 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

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 (DCP) controls (but not limited to):

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- 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, including the retention of natural landscape features and existing trees, to satisfy the landscape objectives of the C4 Environmental Living zone.

It is noted the property falls within the Biodiversity Values Map (BVM) under the Biodiversity Conservation Act, and any tree removal within the BVM may trigger the Biodiversity Offsets Scheme (BOS). This specific matter is deferred to Council's Bushland & Biodiversity Referral team.

The Arboricultural Impact Assessment report indicates moderate to heavy pruning for neighbouring tree 1 (Hibiscus) and any development consent approval is limited to 10% permissible pruning and further pruning will require owner consent. Likewise should pruning over 10% to neighbouring trees 6 and 7 (African Olive) be required and owners consent is required.

The submitted Arboricultural Impact Assessment report indicates that no prescribed trees or neighbouring trees are proposed for removal, and that the proposed works can be accommodated without impact to existing trees, subject to the recommended tree protection measures. It is noted however that further within the report tree 2 (Wattle) is recommended for possible removal and replacement, and an Addendum is submitted requesting removal of tree 2.

As noted in the Bushland & Biodiversity Referral, as tree 2 is within the Biodiversity Values Map (BVM), and as previously advised, any proposal to remove tree 2 will require an application to the Native Vegetation Panel. Landscape Referral are unable to continue this assessment until this matter is resolved to the satisfaction of 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.