

Landscape Referral Response

Application Number:	DA2022/0986
Date:	18/07/2022
Responsible Officer:	Julie Edwards
Land to be developed (Address):	Lot 10 DP 13291 , 28 Delecta Avenue CLAREVILLE 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 alterations and additions to the existing dwelling, and associated works, as described and illustrated in the reports and plans.

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 Beach 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.

Works are proposed within 5 metres of the existing street tree on Delecta Avenue, and in particular driveway widening, retaining wall demolition and construction, and excavation. As per Northern Beaches Council DA lodgement requirements, an Arboricultural Impact Assessment is required when works are proposed within 5 metres of existing trees irrespective of the property boundary. An Arboricultural Impact Assessment, prepared by an Arborist with minimum AQF Level 5 in arboriculture, is required to determine trees significance, what impact the proposed works will have to existing trees and the appropriate tree protection measures. The assessment should not be limited to the street tree if the Arborist deems other trees will be impacted by the proposed works.

Landscape Referral can continue the assessment when an Arboricultural Impact Assessment is provided.

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.