

Landscape Referral Response

Application Number:	DA2023/0072
Date:	23/02/2023
Proposed Development:	Construction of a dwelling house
Responsible Officer:	Jordan Howard
Land to be developed (Address):	Lot 2 DP 260241 , 100 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 application seeks consent for construction of a dwelling house.

The site is located within the C4 - Environmental Living Zone

The site is undeveloped and contains landscape features such as remnant native trees and rock outcrops.

The site is noted to be mapped as Pittwater Spotted Gum Endangered Ecological Community and contains land mapped on the Dept. Planning and Environment Biodiversity Values Map under the Biodiversity Conservation Act.

The Land is also noted to be rated Bal FZ in the Bushfire report with a recommendation that the entire site be managed as an Inner Protection Zone (IPA).

The Arborist's Report provided assesses trees to be removed due to the dwelling construction only.

There are a number of environmental issues that require additional information to enable assessment of the application.

- Management of the entire site as and IPA has significant implication on all vegetation across the site. The Landscape Plans and Arborist's Report need to be co-ordinated with the Bushfire Report to indicate required tree removals to comply with the IPA requirements, areas required to be free of shrubs to comply with the IPA requirements and any areas of turf/managed grass to be provided to comply with the IPA requirements.
- The site contains rock outcrops and overhangs as depicted in the Geotechnical Report. The site contains land mapped as Category 1 - Very High for potential sites of Aboriginal Significance. The application should be referred to the AHO for assessment as the dwelling and stairs are

proposed to be constructed over these environmental features. All works should ensure retention of significant features.

- The Stormwater Plans indicate provision of a 5m x 2.4m area to accommodate a level spreader in the rear yard. The Arborist's report needs to address potential impacts on trees due to this structure. The Landscape Plans need to assess the impacts on rock outcrops due to this structure. Both should be aimed at retaining the environmental features with a suitable location for the level spreader being agreed upon.
- The Plans indicate stairs along the southern side of the site, terminating at Level 2. It is unclear how this area is to be treated, though plans indicate a line marked as 'slab edge'. No levels are indicated in the areas. Any excavation required in this area will affect roots of Tree 4, *Eucalyptus scias* indicated for retention. Additionally, the provision of a concrete slab and stairs indicated on the North Eastern side of the site could significantly reduce the currently available area for the tree's roots to access moisture and nutrients. Further details are required regarding the proposed treatment to the area forward of Level 2 with associated levels, noting that concern is raised regarding the viability of the tree if the area is to be concreted.
- As the site is mapped on the Biodiversity Values Map and clearing will be required to comply with the Bushfire Report recommendations, it is likely that ecological assessment will be required to address the Biodiversity Conservation Act. I would defer to Council's Bushland and Biodiversity section for comments on ecological impacts.

At this stage, the proposal is unable to be supported with regard to landscape issues due to lack of information to make an assessment.

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.