

Landscape Referral Response

Application Number:	DA2021/2557
Date:	13/01/2022
Responsible Officer:	Phil Lane
Land to be developed (Address):	Lot 2 DP 541280 , 1 A Elvina 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 development application is for alterations and additions to the existing dwelling, including a pair of cantilevered carports. A Landscape Plan and a Arboricultural Impact Assessment accompany the application and are assessed as part of this Landscape Referral.

Council's Landscape Referral section have assessed the application against the Pittwater Local Environment Plan, 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

The Landscape Plan is generally suitable with the exception of the proposed planting of 10 x Tuckeroo trees along the eastern boundary. Tuckeroo trees are environmental weeds known to escape into riparian and bushland areas and are not permitted to be planted, and shall be replaced with a suitable small tree replacement as imposed by conditions, and generally tree planting shall be in accordance with imposed conditions. Additionally the Landscape Plan and the Statement of Environmental Effects proposes removal of the eight existing Swamp She-Oak native trees upon the property as opposed to the Arboricultural Impact Assessment report.

A Arboricultural Impact Assessment titled Construction Impact & Management Statement is submitted recommending the retention of the ten existing trees upon the property, assessed with high retention value and significance, including eight Swamp She-Oaks, one Cheese Tree, and one Cabbage Tree Palm, contrary to the development proposal as shown on the Landscape Plan, Architectural Plans, and as noted in the Statement of Environmental Effects.

Landscape Referral require co-ordination documents to continue the landscape assessment. The proposed development shall respond to a definitive review and recommendation of which trees are to be retained or removed, in consideration of the raised building structure and proximity to building structures.

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.