

Landscape Referral Response

Application Number:	DA2021/0367
Date:	20/04/2021
Responsible Officer:	Jordan Davies
Land to be developed (Address):	Lot 5 DP 28164 , 26 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

The development application is for subdivision of one lot into two lots, and the the construction of a new dwelling on the front lot and the extension of the dwelling on the rear lot.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan clause E4 zone Environmental Living, and the following Pittwater 21 DCP Controls:

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- C4.7 Subdivision - Amenities and Design
- C4.8 Subdivision - Landscaping on the existing and proposed public road reserve frontage to subdivision lots
- D1 Avalon Locality

The site is located in the E4 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.

This application is a re-visit of a previous application under development consent DA2020/0770. In terms of Landscape Referral comments, the development consent provided for the retention of two significant native trees within the front setback identified as tree # 2 and tree # 3, as well as the retention of the existing street tree identified as tree # 1. Prior to determination, Landscape Referral comments did not support DA2020/0770 based on the proposal to remove these existing native trees. Amended plans were provided with the provision to retain the three existing native trees and thus Landscape Referral supported the application.

This application DA2021/0367 reverts to the original building layout the subject of refusal by Landscape Referral. The amended plans the subject of development consent DA2020/0770 provided the design alternative to retain these trees, and the position of Landscape Referral remains that these native trees are to be incorporated into the design to satisfy the landscape intent of the E4 zone, and the landscape controls of B4.22, C1.1, C4.7 and C4.8.

An Arborist report is provided indicating the necessity for the removal of one street tree (tree # 1) impacted by the proposed driveway location, and two trees within the site (tree # 2 and # 3) impacted by the location of the proposed garage for this application DA2021/0367. All three existing trees are valuable native trees assessed within the Arborist report as presenting High Significance and with High retention values.

Council does not support the removal of existing native trees that provide environmental and landscape amenity, and in particular when a design alternative to locate the driveway and garage away from the tree protection zones appears to be achievable in this instance.

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.