

Landscape Referral Response

Application Number:	DA2024/1160
Date:	26/09/2024
Proposed Development:	Alterations and additions to a dwelling house including a detached garage and home office
Responsible Officer:	Brittany Harrison
Land to be developed (Address):	Lot 72 DP 11462 , 19 Dress Circle 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 proposal is not supported with regard to landscape issues.

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.

The Preliminary Arboricultural Assessment Report submitted with the application identifies trees within and surrounding the site, and although it is very useful for site planning it does not assess the impact of the proposed works on the existing trees to be retained. An Arboricultural Impact Assessment, prepared by an Arborist with minimum AQF Level 5 in arboriculture, is required to determine the impact the proposed works will have to existing trees and the appropriate tree protection measures. The proposed stormwater works appear to encroach into the structural root zone of tree 2 and the Arborist shall provide comment on this.

Landscape referral can continue their assessment upon receipt of an Arboricultural Impact Assessment.

Note: tree 3 and 31 are exempt and no concerns are raised with their removal. Although tree 32 is a council street tree its removal can be supported too due to its species.

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.