

Landscape Referral Response

Application Number:	DA2022/1636
Date:	26/10/2022
Responsible Officer:	Stephanie Gelder
Land to be developed (Address):	Lot 13 DP 213661 , 15 Brindisi Place 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

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan (PLEP) clause C4 zone Environmental Living, and the following Pittwater 21 Development Control Plan (DCP) controls (but not limited to):

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D1 Avalon 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.

It is noted the property in parts, falls within the Biodiversity Values Map (BVM) under the Biodiversity Conservation Act, and any tree removal within the BVM may trigger the Biodiversity Offsets Scheme (BOS). This specific matter is deferred to Council's Bushland & Biodiversity Referral team.

The submitted Arboricultural Impact Assessment report indicates three native trees are to be removed to accommodate the development works, and it is estimated that all or some of the proposed tree removals fall within the BVM area. The Statement of Environmental Effects notes that three replacement trees are proposed as replacement however this is not represented on any plans.

Following review from Council's Bushland & Biodiversity Referral team, Landscape Referral are able to then complete the referral response, and it is noted that any tree replacement must be documented on plans.

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.