

Landscape Referral Response

Application Number:	DA2021/0124
Date:	17/03/2021
Responsible Officer:	Phil Lane
Land to be developed (Address):	Lot 138 DP 16902 , 35 A Plateau 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

This application is for the minor alterations and additions to an existing residential dwelling. Alterations include the demolition of some internal walls to create a more open layout for the kitchen and living area, as well as adjustments to allow greater areas for two bedrooms, bathroom and laundry. Additions are inclusive of deck extensions on the ground floor, and an additional floor for the master bedroom and decking area.

Councils Landscape Referral section has considered the application against the Pittwater Local Environment Plan, and the following Pittwater 21 DCP controls:

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- D3.11 Landscaped Area - Environmentally Sensitive Land

The Arboricultural Impact Assessment provided with the application identifies a total of fourteen trees within the site and immediate adjacent land. Of these fourteen trees identified, two trees, Tree No. 1 and 6, have been proposed for removal. Tree No. 1 is located adjacent to the eastern boundary within the proposed works footprint. Tree No. 6 is located adjacent to the western boundary and is also located within the proposed works footprint. It has been recommended within both the Arboricultural Impact Assessment and the Bush Fire Risk Assessment that these two trees be removed. For this reason, the removal of these trees is supported.

Concern is raised regarding the existing trees adjacent to the existing deck as these trees have not been identified on the Site Survey or in the Arboricultural Impact Assessment, however are visible in photos within the Statement of Environmental Effects. From the Architectural Plans provided it would appear these trees are also to be removed as the proposed works would result in significant soil level modification within the Tree Protection Zone's of these trees due to the implementation of a new retaining wall/planter/rainwater tank. Insufficient information has currently been provided regarding these existing tree species, landscape significance as well as their retention value, hence an informed decision regarding the justification of their removal cannot be made at this point in time.

Concern is raised regarding the location of the proposed retaining wall/planter/rainwater tank that is proposed towards the south of the property, as this falls within the SP2 Infrastructure Zone. The objectives of the SP2 Infrastructure Zone is to provide for infrastructure and related uses, and in accordance with *Clause 24 of Schedule 1* in the Pittwater Local Environment Plan, additional permitted uses include "development for the purposes of enabling access to a dwelling house". In its current form, this wall structure does not comply with the Pittwater Local Environment Plan and therefore should not be supported. As a result of this, if the wall was to be removed from the current proposal, the trees that are not currently visible on the plans may be more viable for retention, thus providing a better landscape outcome.

Upon review of the proposal, it is also evident that a blockwork retaining wall is proposed within the adjoining land to the west, outside the current property boundaries. This proposed wall is located centrally along the western boundary line, and would require building works within the public reserve adjacent to the property. No works located beyond the existing property boundaries shall be supported.

In consideration of the above, the landscape component of the proposal is therefore not currently supported. It is recommended an amended Arboricultural Impact Assessment be provided, highlighting the presence of existing trees adjacent to the existing deck, and identify the species and associated landscape values they possess. In addition to this, amended Architectural Plans shall also be required removing the proposed retaining wall structure towards the south of the site within the SP2 Infrastructure Zone, as well as the removal of the block retaining wall that extends into the public reserve to the west of the property.

Should additional information be provided, further assessment can be undertaken.

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.