

Landscape Referral Response

Application Number:	DA2023/1692
Date:	08/12/2023
Proposed Development:	Alterations and additions to a dwelling house
Responsible Officer:	Megan Surtees
Land to be developed (Address):	Lot 5 DP 26744 , 11 Catalina Crescent 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 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 Beach Locality

The proposed works require the removal of one exempt species (Avocado) which does not require Council consent for management or removal. All other trees are noted for retention including native prescribed trees.

Concerns are raised that the information provided does not allow for assessment on the impact to the existing Paperbark tree located in close proximity to proposed works (bathroom and stormwater discharge). No survey is submitted and hence it is not known if the stormwater discharge is existing or proposed and hence may result in excavation works in close proximity to the Paperbark. The documents are not clear on how the bathroom is constructed in regards to any proposed footings located relative to the existing Paperbark.

Landscape Referral are unable to continue the assessment based on missing information, including:

- Survey that is clear on what is existing,
- Arboricultural Impact Assessment as works are proposed within 5 metres of an existing tree,
- Stormwater Plans to represent proposed stormwater works and excavations.

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.