

Landscape Referral Response

Application Number:	DA2025/1139
Date:	15/09/2025
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool
Responsible Officer:	Brittany Harrison
Land to be developed (Address):	Lot 1 DP 1176452 , 133 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 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 with ecological, scientific or aesthetic values, including the retention of natural landscape features and existing trees, to satisfy the landscape objectives of the C4 Environmental Living zone, including a minimum 60% landscaped area that comprises: a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area. An Arboricultural Impact Assessment (AIA) and a Landscape Plan is submitted for consideration by Landscape Referral.

The submitted draft Arboricultural Impact Assessment includes proposed tree removal. The property is located within the Department of Planning, Industry and Environment's (DPIE) Biodiversity Values Map (BVM) under the Biodiversity Conservation Act, and any tree removal within the BVM may trigger the Biodiversity Offsets Scheme (BOS) and may require a Biodiversity Development Assessment Report (BDAR). This specific matter is deferred to Council's Bushland & Biodiversity Referral team and subsequently Landscape Referral are unable to continue the assessment.

Additionally, concerns are raised that the extent of excavation near existing trees PT 8 (co-owned tree) and PT 9, PT 11 and PT 23 (wholly within adjoining property shall be tested for long term tree viability through a tree sensitive root investigation along the alignment of proposed excavations, to demonstrate that the trees will remain viable under clause 3.3.6 Major NRZ encroachment of AS4970:2025 Protection of trees on development site. The assessment shall also identify how "net loss of soil area and volume, an areas equivalent to the encroachment shall be incorporated into the TPZ".

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.