

Landscape Referral Response

Application Number:	DA2019/1333
Date:	19/12/2019
Responsible Officer:	Kevin Short
Land to be developed (Address):	Lot 2 DP 1237357 , 12 A John Street 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 Arborist's Report and landscape plan submitted with the application is noted.

The buildings proposed on 12A John Street will require removal of 9 Category A trees (Trees worthy of being a constraint) as indicated in the Arborist's Report. Only 2 Category A trees are indicated to be retained. These 2 trees at the rear of the site are further impacted by the proposed stormwater dispersal trench (and associated pipework) indicated on the stormwater plans submitted, but not addressed in the Arborist's Report.

The landscape plan indicates no replacement canopy trees on the site, with none able to be supported at the front of the site due to the proposed buildings. Adequate replacement canopy planting is not able to be provided in the proposal.

The site is in environmentally sensitive land (E4 and E2 Zoning), adjoining Careel Creek. The comments of Councils Natural Environment section are noted, and it is concurred that the proposed landscape works should be more sensitive to the estuarine character of the site, not currently reflected on the landscape plans, being largely turf with perimeter planting. A more sensitive design is required for this site which enables incorporation the buildings into the landscape, retention of trees and/or provision of canopy trees.

In consideration of the above and the relevant planning controls, the proposed development on 12A is not supported with regard to landscape issues.

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.