Landscape Referral Response

Application Number:	DA2024/0044
Date:	21/11/2024
Proposed Development:	Demolition works and construction of Seniors Housing with basement parking
Responsible Officer:	Thomas Prosser
Land to be developed (Address):	Lot 11 DP 12435 , 27 Kevin Avenue AVALON BEACH NSW 2107 Lot 10 DP 12435 , 25 Kevin Avenue 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

NOT SUPPORTED: No information on the impact to existing trees along the extent of footpath works is presented. The footpath drawings indicate one tree to be removed and section shows pier footings and land fill (junction of Park Ave and Kevin Ave) in proximity to existing trees within the road reserve verge and thus it is unknown what impacts will occur and/or what tree protection measures are required.

Council's Landscape Referral has been reviewed against the following policies and controls:
• State Environmental Planning Policy (Housing) 2021,
• Seniors Living Policy: Part 2 Site Planning and Design; Part 3 Impacts on Streetscape; and Part 4 Impacts on Neighbours,
• Pittwater 21 DCP controls B4.22 Preservation of Trees and Bushland Vegetation, C1.1 Landscaping, C1.21 Seniors Housing, and D1 Avalon Locality.

It is noted that the submitted Biodiversity Report suggests that the proposal does not trigger entry into the biodiversity offsets scheme, and this matter is to be considered by Council's Bushland & Biodiversity Referral team, and this Landscape Referral may require adjustment should Council's Bushland & Biodiversity Referral approach this matter from a different perspective to the submitted Biodiversity Report.

It is noted that the basement configuration is realigned in this application from the pre-lodgement plans, such that the viable and long term retention of existing trees is favourably demonstrated.

Deep soil area are adequately provided to the front of the property and the rear of the property, with some to the side boundaries, to either preserve existing trees or provide areas for new canopy tree planting.

The submitted Arboricultural Impact Assessment (AIA) report includes recommendations for tree removal, tree retention and tree protection measures based on the submitted development proposal. Should the application be approved a total of nine prescribed native trees are required to be removed. All road reserve trees and trees and vegetation within neighbouring properties shall be protected. Mitigation measures and Project Arborist supervision of works in proximity to existing trees to be retained as recommended in the AIA report shall be the subject of imposed conditions.

The Landscape Plans as submitted provide for an enhancement of the landscape setting, and generally no concerns are raised subject to additional tall canopy trees as canopy replacement to offset the existing canopy loss. Many of the proposed new tree planting are small to medium sized trees that, whilst achieving the intent to reduce the bulk and scale of development, do not provide tall canopy that is typical of the locality. Conditions shall be imposed for additional canopy trees within the front of the property where adequate landscape area is available to support such canopy trees, and replacement Turpentine species shall be provided to replace the six existing Turpentines of high retention value proposed for removal.

Landscape Referral are able to provide conditions of consent relative to the development site should the application be approved.

Other related matters assessed by Landscape Referral:
State Environmental Planning Policy (Housing) 2021 requires that residents will have adequate access to facilities and services by a transport service under clause 93, and the application provides two options as documented in the Access Report. Concern is raised with both options, as existing trees are located in proximity to proposed new footpath routes and additionally the existing footpath from the development site to property number 13 is narrow in width and non compliant with the relative requirements for pedestrian access and any widening of the existing footpath will require excavation into existing embankments and impact to existing trees.

No information on the impact to existing trees along the extent of footpath works is presented. The footpath drawings indicate one tree to be removed and section shows pier footings and land fill (junction of Park Ave and Kevin Ave) in proximity to existing trees within the road reserve verge and thus it is unknown what impacts will occur and this component is unable to be assessed until such information is provided.

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.