

Landscape Referral Response

Application Number:	DA2019/0563
Date:	13/06/2019
Responsible Officer:	Penny Wood
Land to be developed (Address):	Lot 4 DP 550893 , 45 Marine Parade 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 submitted with the application is noted.

The plans indicate that the proposed new driveway, garage and secondary dwelling will require removal of 21 trees from the site and adjacent road reserve.

The Arborist's report indicates 6 street trees are to be removed with 13 protected and 8 exempt trees to be removed from within the site. It is considered likely that 2 additional street trees will require removal due to the excavation and regrading required for the driveway crossover in the road reserve.

The site is noted to be environmentally sensitive under the planning controls, being in the E4 Environmental Living Zone and affected by PDPCP Clauses C1.1 Landscaping; C1.3 View Sharing; D1.1 Character as Viewed from a Public Place; D1.4 Scenic Protection; D1.5 Building Colours, Material and Construction; D10.5 Height; D1.8 Front Building Line; D1.14 Landscaped Area - Environmentally Sensitive Land and A4.1 Avalon Beach Locality- Desired Character.

The removal of the trees as proposed is not supported in consideration of the objectives of the above mentioned controls.

It is noted that there is an existing driveway and garage on the western side of the site. If works were proposed on this side, tree impacts would be minimised and potentially all trees able to be retained.

At this stage, the proposal is not supported with regard to landscape issues. If additional information is provided, further assessment can be undertaken.

Referral Body Recommendation

Recommended for refusal

Refusal comments**Recommended Landscape Conditions:**

Nil.