

Landscape Referral Response

Application Number:	DA2024/1091
Date:	16/10/2024
Proposed Development:	Demolition works and construction of a mixed use development with basement parking comprising of retail uses and a childcare centre, including signage
Responsible Officer:	Anne-Marie Young
Land to be developed (Address):	<p>Lot 5 S/P 32656 , 5 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 5 S/P 32656 , 5 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot B DP 385973 , 3 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 3 S/P 32656 , 3 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 3 S/P 32656 , 3 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 7 S/P 32656 , 7 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 7 S/P 32656 , 7 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 1 S/P 32656 , 1 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 1 S/P 32656 , 1 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 4 S/P 32656 , 4 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 4 S/P 32656 , 4 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 6 S/P 32656 , 6 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 6 S/P 32656 , 6 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 2 S/P 32656 , 2 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 2 S/P 32656 , 2 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot CP SP 32656 , 1 Careel Head Road AVALON BEACH NSW 2107</p>

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 application seeks consent for: Demolition works and construction of a mixed use development with basement parking comprising of retail uses and a childcare centre, including signage.

The Arborist's Report prepared by Redgum Horticultural and Landscape Plans prepared by Canvas are noted.

The Arborist's Report indicates that all trees on the site are to be removed. The trees include two High retention value trees, T1 - *Araucaria heterophylla* (Norfolk Island Pine) and T2 - *Casuarina glauca* (Swamp She Oak) located on the northern boundary to Careel Head Road. 5 x existing *Syagrus romanzoffiana* (Cocos Palms) located along the Barrenjoey Road frontage are also indicated for removal.

The Landscape Plans indicate planting of low shrubs in a planter along a small portion of Careel Head Road and a narrow planting area containing trees and low shrubs/grouncovers along the Barrenjoey Road frontage. Additional planting is proposed along the southern boundary adjacent to existing residential dwellings.

The plans provided do not indicate replacement planting of trees of commensurate scale with the Norfolk Island Pine and She Oak trees that are to be removed.

The resultant landscape setting of the proposal is not supported in consideration of the planning controls relevant to the site in terms of providing buildings in a landscape setting with the built form subservient to the landscape.

Specific issued raised are as follows:

1. Retention of Trees 1 and 2.

Removal of the Norfolk Island Pine and Swamp She Oak are not supported. The trees provide a significant element in the local landscape . The trees are indicated in the Arborist's report as being High retention value trees.

Based on the Tree Protection Zone of the trees as provided in the Arborist's Report (Figs 1 and 2 below), the setbacks required to retain the trees are overlaid to the proposed development as follows:

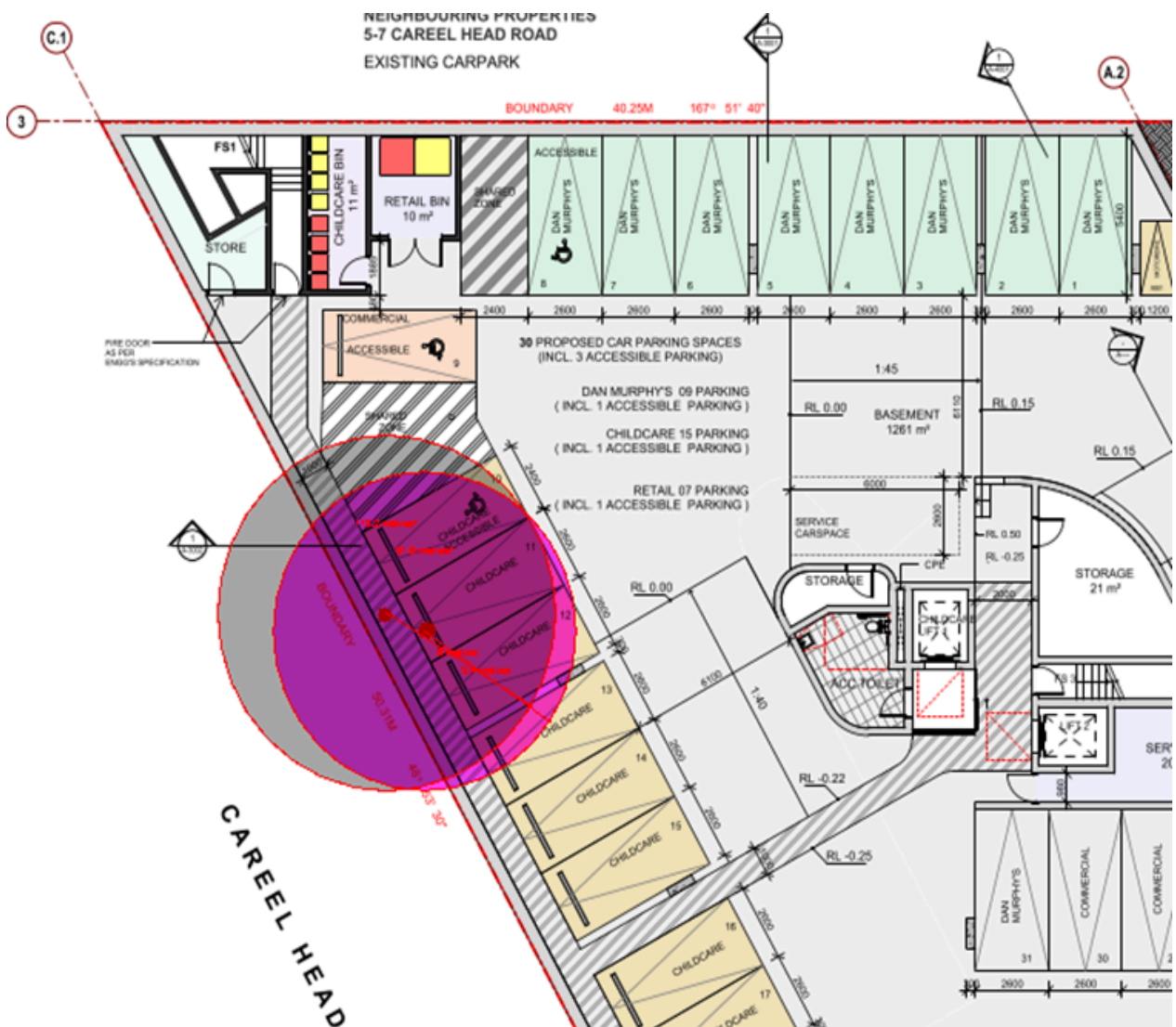


Fig. Trees 1 and 2 TPZ overlaid to the proposed basement level

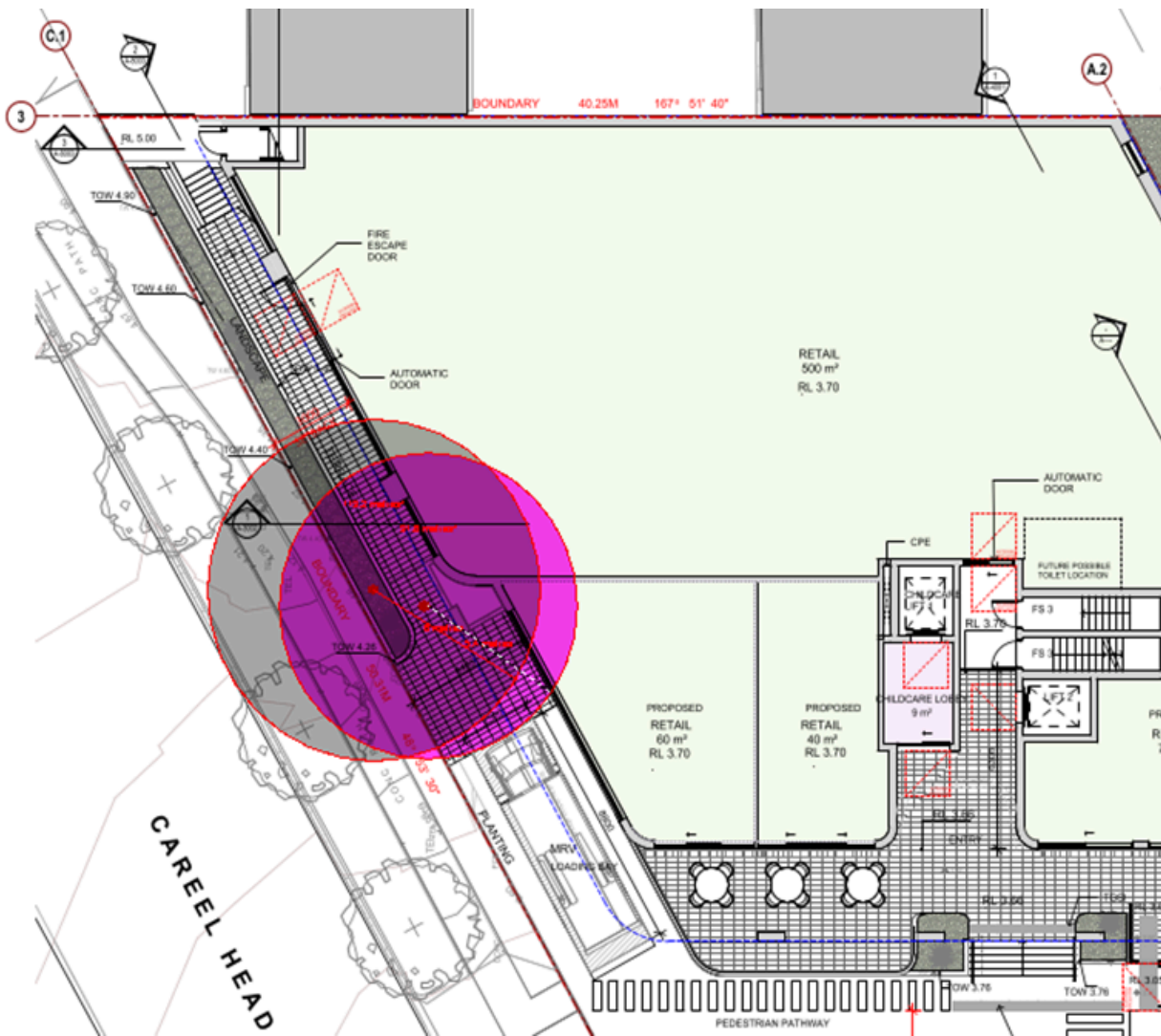


Fig.2 Trees 1 and 2 TPZ overlaid to the proposed ground floor level

Given the size of the site, it is considered that the setback required to retain the trees is achievable. Consideration of the planning controls and benefits to the childcare centre indicates that the retention of the trees is desirable. It is considered that the trees should be retained in the re-development of the site.

2. Landscape Setting to the Development.

The plans indicate that the landscape setting of the proposed development results in a predominance of hard surfaces to the Careel Head Road and Barrenjoey Road frontage of the site. Fig. 3 indicates the extent of hard paved area that present to the public interface.

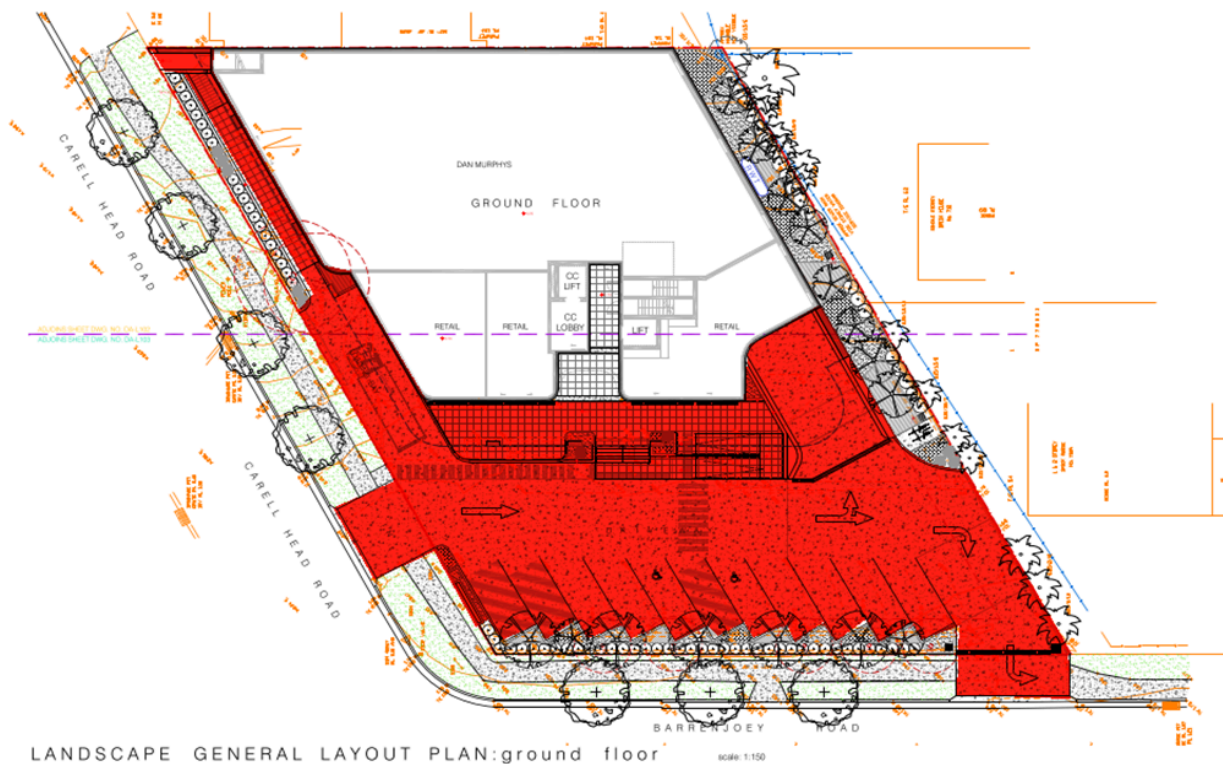


Fig.3 Hard paved areas around the proposed building

The landscape Plans indicate the provision of an 800mm wide (soil width) raised planter constructed above slab along Careel Head Road. The planter is indicated to provide small shrubs and groundcovers. No screening of the building bulk is provided by the planter and no screening of the loading bay is provided.

The Landscape Plans provide angled planting forward of the parking bays fronting Barrenjoey Road.

The proposed planting width varies between 2 m and 750mm, resulting in an average width of 1.38m.

The planning controls require a more substantial landscape setback.

The landscape planting and landscape outcome proposed is not considered to provide the outcome as envisaged by the planning controls.

Relevant Planning Controls:

C2.1 Landscaping

D1.4 Scenic protection - General

D1.8 Front building line

D1.9 Side and rear building line

D1.1 Character as viewed from a public place

A4.1 Avalon Beach Locality

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.