

Landscape Referral Response

Application Number:	DA2019/1260
Date:	03/03/2020
Responsible Officer:	Renee Ezzy
Land to be developed (Address):	Lot 33 DP 8394 , 29 North Avalon Road AVALON BEACH NSW 2107 Lot 32 DP 8394 , 27 North Avalon 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 development application seeks approval for demolition works and construction of 10 self-contained dwellings pursuant to State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

Council's Landscape section has assessed the proposal against Pittwater 21 DCP Controls and the Seniors Living Policy urban design guidelines under SEPP 2004, as follows:

- DCP Controls: B4.22 Preservation of Trees and Bushland Vegetation; C1.1 Landscaping; C1.21 Seniors Housing; C1.24 Public Road Reserve - Landscaping and Infrastructure; and D1 Avalon Beach Locality,
- Seniors Living Policy: section 2. Site Planning and Design; section 3. Impacts on Streetscape; and section 4. Impacts on Neighbours.

In its current form, the landscape proposal is not supported for the following reasons:

- the public footpath proposed as 1.2 metres wide is contrary to the requirement for a 1.5 metre wide footpath as nominated under DCP control C1.21 Seniors Housing. This additional footpath width thus may impact upon additional trees within the road verge, over and above the impacts currently assessed with the Arboricultural Assessment Report for the proposed public pathway,
- the quantity of tree loss within the front setback and road verge limits the opportunity to minimise the impact of new development on the streetscape,
- the quantity of tree loss particularly within the front setback is contrary to the objectives of DCP control B4.22 Preservation of Trees and Bushland Vegetation; C1.1 Landscaping; and Seniors Living Policy section 2. Site Planning and Design and section 3. Impacts on Streetscape, and
- insufficient side boundary screen planting by way of small and medium height tree planting along the side boundaries to reduce the impact of development upon neighbours.

To support this application, consideration of tree retention of existing native trees is required through re-design of the footprint to ensure as many high and medium retention value trees are retained and protected. This requirement for retention of existing trees responds to DCP control B4.22 Preservation of Trees and Bushland Vegetation, and C1.1 Landscaping, as well as Seniors Living Policy: section 2. Site Planning and Design; section 3. Impacts on Streetscape; and section 4. Impacts on Neighbours.

Public footpath with road verge

Pittwater 21 DCP Clause C1.24 Public Road Reserve - Landscaping and Infrastructure, requires a 1.5 metre wide footpath for residential development comprising 6 or more dwellings. The proposal for a 1.2 metre wide footpath is contrary to Pittwater 21 DCP.

The proposed alignment of the footpath as shown on the Civil Plans C01 and C02 impacts upon existing street trees through excavation works that are reported in the Arboricultural Assessment Report as likely to affect tree condition.

The Arboricultural Impact Assessment for the site includes retention of the following trees along the frontage of No. 27-29 for the footpath within the road verge: T6, and T11, as assessed in the Arboricultural Impact Assessment, and T1, T2, T3 and T4 as assessed in the Arboricultural Assessment Report for the proposed public pathway. It is anticipated therefore that a complying 1.5 metre wide footpath will have increased detrimental impacts that may affect these trees. The development application assessment is therefore unable to be continued as the impact to these trees is unknown.

The Arboricultural Impact Assessment for the site includes removal of the following trees along the frontage of No. 27-29 for the footpath within the road verge: T5, T7, T8, T9, and T10.

The Arboricultural Assessment Report for the proposed public pathway assesses that the impact to the existing street trees T1, T2, T3 and T4 within the road verge should be determined by a non-destructive tree root investigation as structural root zone (SRZ) disturbance is likely. Under Australian Standard 4970-2009 Protection of Trees on Development Sites, such investigations are required to consider the design of the footpath including design options such as a suspended footpath, construction of the footpath on top of the existing ground with no excavation, or installation of an alternative footpath material.

This information has not been presented at development application stage and thus the footpath proposal is insufficient in detail and can't be considered for approval at this stage.

Landscape Character

Pittwater 21 DCP Clause C1.21 Seniors Housing, requires consideration to reduce the visual bulk and scale of development and retention of natural vegetation.

The loss of vegetation is extensive and impacts upon the landscape character of tall canopy trees currently evident throughout Avalon. It is recognised that many of the existing trees proposed for removal are classified as Exempt Trees under Northern Beaches Council tree policy.

The quantity of tree loss as proposed is not supported. To support this application, consideration of tree retention of existing native trees is required through re-design of the footprint to ensure as many high retention value trees are retained and protected.

This requirement for retention of existing trees additionally responds to DCP control B4.22 Preservation of Trees and Bushland Vegetation, and Clause C1.1 Landscaping.

The Seniors Living Policy draws attention to the requirement to:

- retain trees on the street and in front setbacks to minimise the impact of new development on the streetscape;
- retain trees at the rear of the lot to minimise impact on neighbours; and
- retain large or otherwise significant trees on other parts of the site through sensitive site planning.

It is considered that the following trees should be retained over and above the listed trees shown on the plans for retention, to satisfy the Seniors Living Policy:

Road Verge

The following trees are noted for retention within the road verge: T6 and T11, subject to further investigations to respond to concerns raised above.

Front Setback

T14 (She Oak with medium retention value), with any proposed low walling/fence located to minimise tree impact,

T15 (She Oak with high retention value), with any proposed low walling/fence, stairs and fire hydrant booster located to minimise tree impact,

T20 (Angophora with high retention value) is recommended for retention, however the proposed fencing requires relocation to minimise tree impact,

T21 (Eucalyptus with high retention value) is recommended for retention, however the proposed fencing requires relocation to minimise tree impact.

Note: the following trees are noted for retention within the front setback: T20 and T21

Rear Setback

Nil, over and above the proposed retention of T50.

Side Boundaries

T58 (Tallowwood with medium retention value), with the surface pavement for the ground carparking area to be designed to accommodate an alternative permeable / porous pavement material.

Note: the following trees are noted for retention within the side boundary setbacks: T12, T22, T23 and T24.

Landscape Proposal

To achieve the landscapes of the Seniors Living Policy and Pittwater 21 DCP, the landscape plan is to be amended to include the following:

- continuous medium sized canopy trees along the western side boundary,
- continuous medium sized canopy trees along the eastern side boundaries, thus requiring any proposed walling to be relocated to allow for sufficient soil volume area to support trees,
- at least 3 large canopy trees and at least 2 other medium canopy trees within the front setback,
- at least 3 large canopy trees and at least 2 other medium canopy trees within the rear setback, and
- landscape walling, fencing, paths and the like shall be relocated to minimise impact upon existing

trees.

The landscape proposal is not supported.
End of Landscape Officer's comments.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

Nil.