

Landscape Referral Response

Application Number:	DA2020/1162
Date:	10/12/2020
Responsible Officer:	Thomas Prosser
Land to be developed (Address):	Lot 33 DP 11462 , 27 Bellevue 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

Demolition of an existing dwelling house and ancillary structures, removal of trees, excavation and construction of a Seniors Housing development incorporating 3 x self-contained units, 6 car parking space and associated landscaping, site works and new tree planting.

In the landscape assessment of this application, consideration of the submitted Landscape Documents prepared by Botanica, and the Arboricultural Impact Assessment prepared by Construct By Design is assessed for compliance with the following relevant controls and policies:

- Housing for Seniors or People with a Disability: clause 33 Neighbourhood amenity and streetscape.
- Seniors Living Policy: clause 2. Site Planning and Design - deep soil zone of 15% with minimum dimension of 3 metres; and clause 3. Impacts on Streetscape - retain trees on the street and in front and rear setbacks to minimise impact on the streetscape and neighbours.
- Pittwater 21 DCP Controls: B4.22 Preservation of Existing Trees and Bushland Vegetation; C1.1 Landscaping; C1.21 Seniors Housing; and C1.24 Public Road Reserve - Landscaping and infrastructure.

The proposal does not satisfy C1.24 Public Road Reserve - Landscaping and infrastructure, as the requirement to provide a 1.5 metre wide footpath within the road verge is hindered by the presence of existing streets trees of considerable amenity value. The intent of the control is to augment the provision of accessible footpaths for the residents of the locality. The provision of a footpath within private property in lieu of such amenity within the public domain, does not provide any benefit to the community.

Three (3) trees within the property are proposed for retention, identified as numbers 23, 26, and 33. Tree number 24 is proposed for retention and this appears to be located on common boundary with the road reserve. Within the site a total of two (2) high retention value trees (numbers 18 and 34) and four (4) moderate retention value trees (numbers 25, 35, 39, and 40) are proposed for removal to accommodate the development proposal. Within the road reserve one (1) high retention value tree (number 30) is proposed for removal.

Concerns are raised regarding works in the vicinity of the existing trees nominated for retention that may be lost from excavation works and no detailed analysis of the impact from excavation is provided to continue assessment of the application, including the following:

- tree 21 (Sydney Red Gum) within the road verge exists at RL18.33 and the proposed driveway (proposed finished level 17.48) and ground floor parking (proposed finished level 17.50) will result in excavation that may be detrimental to the health of the Sydney Red Gum,
- trees 27 (Stringy Bark at RL13.80), 28 (Sydney Red Gum at RL13.46), and 29 (Sydney Red Gum RL12.97) likewise will be impacted by raised ground levels proposed at a finished level of 14.40.
- tree 23 (Sydney Red Gum at RL16.83) and tree 24 (Sydney Red Gum at 15.72) are impacted by the ground levels proposed to be raised within the tree protection zone, with the plans nominating proposed finished levels 17.48 and 17.11 in close proximity,
- tree 26 (Sydney Red Gum at RL14.83) is impacted by the ground levels proposed to be raised within the tree protection zone, with the plans nominating a proposed finished level of 16.745 in close proximity,
- tree 33 (Sydney Red Gum at RL12.95) is impacted by excavation for the proposed lower parking level nominated on the plans at a proposed finished level of 11.645,
- as documented the transition levels proposed appear to require retaining walls as the resultant grades are steep, from the walkway commencement at the driveway proposed finished level 17.48 to the vicinity of tree 29 at proposed finished level 14.40 and then the corner pavement at proposed finished level RL11.77.

The Landscape Plan is generally suitable except that no tall canopy trees are proposed as replacement trees for canopy loss and thus the built form is not softened. Within the rear setback facing Wickham Lane insufficient deep soil area is available, and within the front setback facing Bellevue Avenue limited deep soil area if available to support tall canopy trees typical of the Avalon 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.