

Landscape Referral Response

Application Number:	DA2022/0084
Date:	14/03/2022
Responsible Officer:	Claire Ryan
Land to be developed (Address):	Lot 114 DP 8394 , 73 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 development application is for demolition works and construction of a dwelling house, secondary dwelling and swimming pool.

Council's Landscape Referral section have assessed the application against the Pittwater Local Environment Plan, and the following Pittwater 21 DCP controls (but not limited to):

- B4.22 Preservation of Trees and Bushland Vegetation
- C1.1 Landscaping
- C1.5 Visual Privacy
- C1.24 Public Road Reserve - Landscaping and Infrastructure
- D1 Avalon Beach Locality

The Landscape Referral cannot support the application due to these primary concerns:

- The relocation of the driveway which results in significant loss of tree canopy within the road reserve and within the property boundary. No information is provided to suggest the existing driveway location cannot be utilised for the proposed scheme.
- The Landscape Plan, Architectural Plans and the Arboricultural Impact Assessment are not coordinated. The following has been identified (but not limited to):
 - Trees to be removed/retained differ between the Landscape Plan and Architectural Plans (tree T1 and T14 in particular).
 - The Landscape Plan shows an entrance stair, pathway/pond and stair to the driveway which is not shown on the Architectural Plans.
 - The Landscape Plan shows a different arrangement of retaining walls to the front of the

- dwelling compared to the Architectural Plans.
- The Arboricultural Impact Assessment does not assess the impacts to existing trees to be retained (tree T2, T4 and T13 in particular), caused by the construction of an entrance pathway, proposed retaining walls and likely fill in this area.
- The survey indicates tree T2 and T13 to be located outside the property boundary however on the Landscape and Architectural Plans these trees are located inside the property boundary.
- The Landscape Plan shows insufficient information for materiality and identifying the difference between lawn and planting areas. There are blank areas with no information as to what is proposed. The Landscape Plan does not show any screen planting adjacent to the pool, along the southern boundary, which is required for privacy from the neighbouring property. Please refer to the Northern Beaches Council Development Application & Modification Lodgement Requirements, Landscape Plan section for further information.

Furthermore, the Landscape Referral highlights the below requirements to assist the applicant for future amendments:

- Once it is clearly identified as to how many trees are to be removed, further comment can be provided on tree replacement numbers. It is noted the property is in a bush fire risk area and must comply with Planning for Bushfire Protection 2019 however the inclusion of small trees to help reduce the built form, with fire retardant properties and to achieve at least 6 metres height at maturity, shall be included in the proposal. Trees shall be located at least 3.0 metres from buildings, 2.0 metres from structures, and at least 1.5 metres from common boundaries, and located either within garden bed or within a prepared bed within lawn. All proposed tree planting shall be positioned in locations to minimise significant impacts on neighbours in terms of blocking winter sunlight to living rooms, private open space and where the proposed location of trees may otherwise be positioned to minimise any significant loss of views from neighbouring and nearby dwellings and from public spaces.
- Landscape Area calculations cannot include any area outside the C4 (E4) Environmental Living zone. The area above the 30,000L rainwater tank cannot be included in the Landscape Area calculation unless 1m of soil depth is achieved.
- On slab landscaping requires soil depth to be 600mm for shrubs and 1000mm for small trees. Soil depth is not indicated on the drawings and Council has concerns the species proposed on the Landscape Plan do not have adequate soil volume for a successful outcome.
- *Rhaphiolepis* 'Oriental Pearl', although a cultivar, is considered an environmental weed and is not supported and an alternate species shall be selected.

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.