

## Landscape Referral Response

<b>Application Number:</b>	Mod2022/0397
<b>Date:</b>	01/08/2022
<b>Responsible Officer:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	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 application is for modification to development application DA2019/1260 approved by the Land and Environment Court. Additions are proposed to the rear of Dwellings 1, 2, 3, 6, 7 and 8, which are in the two buildings on the northern side of the site, and additions are proposed to the dwellings at the rear of the site with Dwellings 5 and 9 to be extended above the basement and minor additions are proposed on Level 2 to the rear of Dwellings 4, 5, 9 and 10. A planter and garden bed has been added on the eastern side of Dwelling 9 over the basement.

The development does not result in any significant reduction of the landscaped area or deep soil zone within the development and the proposal remains compliant with the applicable landscaped open space and deep soil area requirements. The approved Landscape area of 702m<sup>2</sup> is proposed to be reduced to 689.4m<sup>2</sup> and is maintained over the 668m<sup>2</sup> requirement under the relevant at the time Housing for Seniors and People with a Disability SEPP. The approved Deep Soil area of 618m<sup>2</sup> is proposed to be reduced to 609.74m<sup>2</sup> and is maintained over the 334m<sup>2</sup> requirement under the 'relevant at the time' Housing for Seniors and People with a Disability SEPP.

The amended proposal does not require the removal of any additional trees. A Arboricultural Certification is submitted identifying that tree 24 (Grevillea moonlight) is dead and retention under the approval is not attainable. As a dead tree under the Pittwater DCP exempt provisions, no Council approval is required for such removal. The loss of canopy shall be replaced by a small tree in its place and a condition shall be imposed under this modification should the application be approved.

Landscape Referral raise no objections to the amended landscape plans submitted identified as drawings 2604 LP-00 issue 01 and 2604 LP-01 issue 04, relative only to the modified landscape works contained in the amended plans.

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:**

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE  
OCCUPATION CERTIFICATE**

**Replacement Tree Planting**

One (1) locally native small tree shall be planted in the vicinity of the dead tree to be removed identified on plans and reports as tree 24, to achieve at least 6 metres height at maturity, and shall be selected from Northern Beaches Council's Native Plant Species Guide - Pittwater Ward, or Council's Tree Guide, and in accordance with the following:

- i) tree planting shall be a minimum planting size of 75 litres, and shall meet the requirements of Natspec - Specifying Trees,
- ii) planted into a prepared planting hole 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, and watered until established.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To maintain environmental amenity.