

Landscape Referral Response

Application Number:	Mod2021/0853
Date:	22/11/2021
Responsible Officer:	Anne-Marie Young
Land to be developed (Address):	Lot 27 DP 9151 , 3 Central 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 the deferred commencement consent DA2020/0008 granted for the demolition of the existing dwelling and construction of seven units for Seniors Living.

The proposed modifications include: remove ramps from lift lobby to apartments; lower floor slab of ground floor and parking level, adjust typical floor levels, and maintain approved building height; adjust end of basement driveway to comply with DA condition; adjust driveway ramp width to comply with DA condition; provision of enclosing door from parking area to lift lobby; improvements to apartment's amenities; minor GFA addition; provision of direct service door from waste bins enclosure to footpath; and provision of covered/weather protected entry gate and mailboxes.

The proposal to provide a footpath within the road verge from the waste bin enclosure is in proximity to the existing street tree number 17 - Eucalyptus piperita (Sydney Peppermint). No information is provided on potential impact from construction of the footpath to the existing tree. Assessment by the applicant is required and a arboricultural impact review shall be submitted detailing the level of impact to the existing tree and the type of construction required to ensure an acceptable and manageable.

No information is provided on the width of the proposed footpath and it is suggested that a footpath no wider than 1.5m should be nominated, and an alignment should be submitted with the arboricultural impact review.

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.