

Landscape Referral Response

Application Number:	DA2019/0102
Date:	24/04/2019
Responsible Officer:	Rhiannon McLardy
Land to be developed (Address):	Lot 20 DP 22275 , 60 Binburra 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

The landscape component of the proposal is unacceptable in its current form due to inadequate information, as follows:

- Revised landscape plans are required to delete works shown within the road reserve, and shall be co-ordinated with the appropriate architectural plans for this application, and shall demonstrate compliance with the DCP requirements listed under C1.1 Landscaping.
- A Arboriculture Impact Assessment report is submitted without reference to tree protection measures and possible impacts to existing trees found on the site and within neighbouring properties that may be impacted by the proposed rear yard landscape works including ground excavation for the sandstone walling and pavements under existing trees.

The Arboriculture Impact Assessment report recommends the removal of an existing native tree (T6). No objections are raised for such removal based on the horticultural findings of the report.

Council's Landscape section has assessed the proposal against the following Pittwater21 DCP Controls:
B4.22 Preservation of Trees and Bushland Vegetation
C1.1 Landscaping

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.