

Landscape Referral Response

Application Number:	DA2020/0008
Date:	06/04/2020
Responsible Officer:	Claire Ryan
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 development application proposes the demolition of existing building and structures and the construction of a seniors housing development under SEPP65 - Seniors Housing.

In the landscape assessment of this application, consideration of the submitted Landscape Plan prepared by Place Design Group and the Arboricultural Impact Assessment prepared by RainTree Consulting 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

Clause 34 Visual and acoustic privacy

Pittwater 21 DCP Controls:

B4.22 Preservation of Existing Trees and Bushland Vegetation

C1.1 Landscaping

C1.21 Seniors Housing

C1.24 Public Road Reserve - Landscaping and infrastructure

The general design principles of the Landscape Plan can be supported subject to resolution of arboricultural issues on existing tree retention that is a concern, such that the Landscape design may require changes.

Concern is raised that existing trees rated with a high retention value in the arboricultural impact assessment are lost that may have been incorporated into the design layout beyond the building footprint including tree 15 Angophora, tree 18 Cheese Tree, and tree 19 Lemon Scented Gum within the Central Road frontage. Concern is raised that the existing street trees within Council's road verge will be impacted by activity within the road verge and within the front setback, including footpath construction within the road verge, and construction excavation for the entry path and structure, ramp walling and pier footings for the suspended garbage room.

The Arboricultural Impact Assessment calculates dimensions for the structural root zone (SRZ) and the tree protection zone (TPZ) within the report without providing percentage intrusions. It appears that the intrusions of development works in the vicinity of existing trees 3, 8, 9 and 36 within the site, and existing trees 12, 13 and 17, are beyond the 10% permitted under 4970-2009. As such a root investigation by non-destructive methods is required to locate existing tree roots and provide a root mapping plan. As such the available locations for any proposed development works within the front, rear and within the road verge, including entry structures, footpaths, piers, ramps, and extend of any excavation and other ground surface level changes must be documented at development application stage, and recommendations on construction methods are to be documented and utilised in the structural design of the driveway/hardstand and walling.

The potential accumulative loss of trees within the front and rear setback, without the provision of adequate information to assess the impact, results in the failure to allow the development to be secondary to landscape as required by both SEPP65 and Pittwater 21 DCP.

The quantity of deep soil available within the front setback is insufficient to support new tree planting to soften the built form. Whilst existing trees 8 and 9 are proposed for retention, no other trees are proposed nor capable to establish within the front setback, with the front setback containing built elements such as entry structure, bin enclosure, paths, ramps, walling, and terraces. This results in a built form dominance to the streetscape, and at this stage the development application can't be supported.

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:

Nil.