

Landscape Referral Response

Application Number:	Mod2021/0311
Date:	29/06/2021
Responsible Officer:	Thomas Burns
Land to be developed (Address):	Lot 51 DP 1043879 , 3 Bakers Road CHURCH POINT NSW 2105

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 consent DA2020/0193 for alterations and additions to a dwelling house.

The application involves a change to the form of the approved additions, together with the deletion of some aspects of the approved works, which will not proceed. Other than the various minor modifications to the approved form of the development, the general approved external configuration, height and the dwellings' location on the site remaining largely unchanged. The modification proposes the inclusion of a stone retaining wall the subject of a geotechnical recommendation to stabilise an existing embankment.

A Arboricultural Impact Assessment is provided following request for information regarding the status of an existing tree identified as a native Cheese Tree. The recommendations of the report are inconclusive post construction as the placement of finished concrete slab, retaining wall, excavations and fill provides no opportunity for arboricultural investigations.

As such the existing Cheese Tree shall be retained as indicated on the modification application plans.

The Arboricultural Impact Assessment provided two options to determine impact to the existing Cheese Tree 1. Tree root investigations and 2. Tree removal.

As no conclusive determination is made in the Arboricultural Impact Assessment the Cheese Tree shall be retained and monitored. Should the existing Cheese Tree decline in the future, a modification application shall be required.

Landscape conditions imposed under development consent DA2020/0193 remain.

Previous comments:

The documentation indicates an existing tree in close proximity to the proposed retaining wall and no

reference is provided in the Statement of Environmental Effects if this vegetation remains for retention. The Statement of Environmental Effects does not indicate the intent nor if the existing tree is a prescribed tree (ie. protected under the DCP) requiring a arborist report or is otherwise an Exempt Species not requiring Council consent.

Survey information for DA2020/0193 indicates this tree is 12 metres in height. No Arboricultural Impact Assessment was provided with the DA. The Statement of Environmental Effects indicated no significant trees were proposed for removal.

It is assessed that this existing tree is not indicated for removal of the modification application plans and information is required on how the existing tree will be retained, and assessment on the most suitable setback distance for the retaining wall is required to be assessed by the Arboricultural Impact Assessment.

Landscape Referral are unable to continue assessment without the required information listed above.

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.