

Landscape Referral Response

| | |
|--|--|
| Application Number: | Mod2020/0485 |
| Date: | 05/11/2020 |
| Responsible Officer: | Kent Bull |
| Land to be developed (Address): | Lot 7 DP 13571 , 37 Patrick Street 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 to modify development consent DA2020/0268 for alterations and additions to the existing dwelling and an inground pool, includes; tree removal within the front and rear yards; driveway access gate; earthworks and retaining walls including additional hardstand areas.

A Landscape Concept is provided indicating proposed retaining walls and additional trees/vegetation to be removed as part of the modification application. Whilst graphically planting replacement is shown on the plan no details are provided, and this is required to proceed with the assessment. It is suggested that a suitable native shrub planting capable of attaining at least 3 metres in height shall be installed along the rear boundary as replacement planting, at minimum 1 metre intervals, of a minimum container size of 200mm at planting in a garden bed prepared with a suitable free draining soil mix and minimum 50mm depth of mulch.

Concern is raised that the proposed masonry wall along the front boundary and the timber picket fence setback from the masonry wall encroaches into the structural root zone of the existing tree identified as number 5 (Lillypilly). The Arboricultural Impact Assessment identifies the requirement for a tree root investigation to determine suitable pier footing locations for the walling and fence and it is advised that this information is required to further progress the modification application assessment.

Given the proximity of the existing Lillypilly to the boundary and to the proposed walling and fence, it is considered most likely that pier footing will be therefore be required at the boundary, and available free space may not be found for the pier footings within the structural root zone. Concern is raised that any works within the structural root zone will result in future applications for tree removal based on potential damage to 'approved structures' such as the proposed walling /fence.

Council requires an amended Landscape Concept and arboricultural tree root investigation report, as well as justification why the structural root zone should be encroached upon to continue assessment of the modification application.

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.