

## Landscape Referral Response

<b>Application Number:</b>	DA2023/1717
<b>Date:</b>	07/12/2023
<b>Proposed Development:</b>	Use of existing structures
<b>Responsible Officer:</b>	Anaiis Sarkissian
<b>Land to be developed (Address):</b>	Lot 4 DP 17910 , 45 Riverview 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

Based on the Arboricultural Impact Assessment (AIA) report, the impacts of unauthorised works to existing trees is unknown to Council, and some trees require further arboricultural investigations and/or require removal.

As reported in the AIA the following existing trees are recommended for removal based on the impacts from unauthorised works:

- tree 6 - impacted by the works by encroachment
- tree 22 - impacted by the works by encroachment
- tree 28 - now dead and impacted by the works

The following existing trees require further arboricultural investigations, arboricultural intervention, and re-inspection in the future to realistically determine impacts:

- tree 1 - requires non-destructive root investigations, and re-inspection in six months
- tree 4 - requires non-destructive root investigations, and re-inspection in six months
- tree 5 - requires non-destructive root investigations, and re-inspection in six months
- tree 20 - requires non-destructive root investigations, arboricultural intervention, and re-inspection in three months
- tree 23 - requires non-destructive root investigations, arboricultural intervention, and re-inspection in three months
- tree 24 - requires non-destructive root investigations, arboricultural intervention, and re-inspection in three months
- tree 29 - requires arboricultural intervention, and re-inspection in three months

All this information above is unknown, Council are not able to provide assessment comment, and more realistically provide comments on the long term impacts to existing trees.

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.