

## Landscape Referral Response

<b>Application Number:</b>	Mod2021/0362
<b>Date:</b>	15/07/2021
<b>Responsible Officer:</b>	Catriona Shirley
<b>Land to be developed (Address):</b>	Lot 102 DP 13760 , 24 Wandeen Road CLAREVILLE 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 is for modification of development consent DA2020/1163.

The modification plans include the proposal to construct boulder retaining walls to the rear of the property and cut/fill to a maximum of 1 metre. These walls and associated cut or fill are located in close proximity to existing native trees within the site identified in the Arboricultural Impact Assessment submitted with DA2020/1163 as T2 - Spotted Gum, T3 - Bangalay Gum, and T4 - Bangalay Gum, and neighbouring trees identified as N1 - Spotted Gum and N2 - unidentified tree.

The approved Landscape Plan provides for the retention of existing ground levels to preserve the existing native trees within the rear of the property and conditions of consent are imposed requiring ground levels to be maintained within the tree protection zone of trees. No detailed information is provided to demonstrate the proposal including changes to existing levels, extent of cut and fill, and walling levels.

The proposed modification involves changes to the existing ground levels within the structural root zone and the tree protection zone and this is likely to impact upon the long term health of the existing trees in proximity to the proposed works, including removal of critical tree roots by excavation and/or raising of existing ground levels. In terms of landscape outcome the modification proposal is not supported.

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.