

## Landscape Referral Response

<b>Application Number:</b>	Mod2021/0683
<b>Date:</b>	06/09/2021
<b>Responsible Officer:</b>	Kent Bull
<b>Land to be developed (Address):</b>	Lot 3 DP 21243 , 5 Bareena 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 proposal seeks modification of development consent DA 2019/0857, including changes to the exterior envelope of the building involving an overall reduction in scale and form and relocation of the proposed swimming pool to the rear of the property, therefore reducing the impact on neighbouring properties.

The deletion of the rear balcony deck extension under the modification proposal reduces the impacts to the existing Bottlebrush, however the new laundry construction works are within a similar area and development consent conditions for tree protection requirements shall remain.

No additional arboricultural assessment is provided with the modification application and it is noted that the relocated swimming pool, decking, and pool equipment storage is situated in close proximity to a large existing tree, and a condition shall be added for project arborist involvement in any excavation works and the location of structural design elements.

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:

#### **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

#### **Project Arborist supervision to swimming pool, decking and associated works**

The proposed swimming pool, decking and pool equipment works involving excavation and construction in close proximity to the existing site tree along the boundary between properties No. 5 and No. 3 shall be supervised by a Arborist with AQF Level 5 qualifications in arboriculture/horticulture and shall be engaged to provide the following recommendations:

- investigation and determination of critical roots required to be retained in-place,
- suggested location of pier footings within the tree protection zone,
- any recommended tree protection measures.

The Arborist shall provide certification details to the Certifying Authority that the design of the swimming pool, decking and pool equipment works achieves the requirement to retain the existing trees.

Reason: to ensure that the excavation for construction does not impact upon existing trees to be preserved.