

ITEM 3

DEVELOPMENT APPLICATION – 090/748/2009/C2 – 25 EAST AVENUE, MILLSWOOD 5034 (GOODWOOD SOUTH)

Urban Services

Amy Nicholls – November 2009

**Community Direction 3 – Natural and Built
Environment**

Community Goal 3.1

**Ensure that Urban Development and
Infrastructure meet the changing needs
of the community whilst maintaining
the City's heritage, amenity and
character.**

DEVELOPMENT PROPOSAL:	Removal of two significant trees - both trees are <i>Cinnamomum camphora</i> 's (Camphor Laurel)
DEVELOPMENT PLAN:	December 2008
ZONE:	CONSERVATION ZONE AREA 4
APPLICANT:	B P Ahern and S C Ahern
APPLICATION TYPE:	Merit
PUBLIC NOTIFICATION:	Category 2
REPRESENTATIONS RECEIVED:	Two (support)
DAP'S CONSIDERATION IS REQUIRED DUE TO:	Proposed removal of a tree with a girth greater than 2.5 metres at 1.0 metre above natural ground level.

PROPOSAL

The application proposes the removal of two significant *Cinnamomum camphora* trees located at 25 East Avenue Millswood.

Site Description

- The subject site is located on the Eastern side of East Avenue between Fairfax Avenue and Meredyth Avenue.
- The site contains a single storey detached dwelling.
- The subject trees are located at the rear of the property adjacent the southern boundary.
- The subject trees are not clearly visible when viewed from East Avenue due to large private vegetation.
- Street trees are small-medium in size and widely spaced.

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Figure 1: Locality Plan 25 East Avenue Millswood



CONSULTATION

Category 2 notification was undertaken and two representations in support were received.

ARBORICULTURAL ASSESSMENT

An arboricultural assessment report was submitted from Michael Palamountain of Tree Environs Pty Ltd. A summary of the report is detailed below;

- While the trees provide some benefits in the local area, their declining health and average aesthetics limit the level of amenity and notability in the landscape;
- Both trees are not indigenous to the local area and provide limited habitat and wildlife corridor value;
- Both are showing symptoms of long term water stress;

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- Root architecture problems contribute to long term stress and cannot be resolved. As such, the tree will continue to have a reduced ability to take up water to meet their requirements, they will continue to deplete energy reserves until the trees eventually die;
- Both trees are in poor and declining health with poor aesthetics; both are considered to have a short life expectancy;
- As both trees are in decline and dead wood is developing at the branch extremities, there is a risk that these branches will fall from the tree;
- While the trees are not considered to represent an unacceptable risk to private safety at this point in time, the size and frequency of branch failures will increase over time as the trees continue to decline;
- These trees are not suitable to retain at this site in the long term and should be removed

Tree One

- Located 1.5m from southern boundary and 6m from eastern boundary, is the small of the two;
- Approximate height 10-12m and combined trunk circumference 3.31m;
- Approximate age 20-40 years;
- The tree is in poor health and is in decline;
- Likely to survive 3-5 years

Tree Two

- Located adjacent tree one and is 3m from the side boundary (southern) and 9m from the rear boundary (eastern);
- Approximate height 12-14m, trunk circumference 2.05m;
- Approximate age 20-40 years;
- The tree is in average to poor health and is in decline;
- Likely to survive 5-10 years

Council's Arborist concurs with Mr. Palamountain's findings and recommendation.

DEVELOPMENT PLAN ASSESSMENT

Objective 60: *The preservation of significant trees in The City of Unley which provide important aesthetic and environmental benefit.*

Trees are a highly valued part of the Metropolitan Adelaide and Unley environment and are important for a number of reasons including high aesthetic value, preservation of bio-diversity, provision of habitat for fauna, and preservation of original and remnant vegetation.

While indiscriminate and inappropriate significant tree removal should be generally prevented, the preservation of significant trees should occur in balance with achieving appropriate development.

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1. That the removal of the two subject significant trees (*Cinnamomum camphora*) shall take place in accordance with the documents and details accompanying the application to the satisfaction of Council except where varied by conditions below (if any).

NOTES PERTAINING TO PLANNING CONSENT:

- That any damage to the road reserve, including road, footpaths, public infrastructure, kerb and guttering, street trees and the like shall be repaired by Council at full cost to the developer or owner.
- The applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence or the erection of a new boundary fence, a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 8463 3555 or refer to their web site at www.lsc.sa.gov.au.

List of Attachments		Supplied By:
A	Application Documents	Applicant
B	Representations	Representors