

BCC Development Application (A007032991) – 28 & 34 Bell St, Kangaroo Point

Request for DA Conditioning relating to protection of existing screening vegetation.

A mature tree is growing at the rear of 22 Bell Street, located approximately 1m from the side boundary adjoining the proposed SIG Development site. This is a mature tree, approximately 7 metres tall, which has been identified as *Lagerstroemia speciosa* (giant crepe-myrtle).

During the upcoming construction and occupation of the SIG highrise developments on both Paton St and Bell St, this tree provides valuable screening for the resident owners of 22 Bell Street:

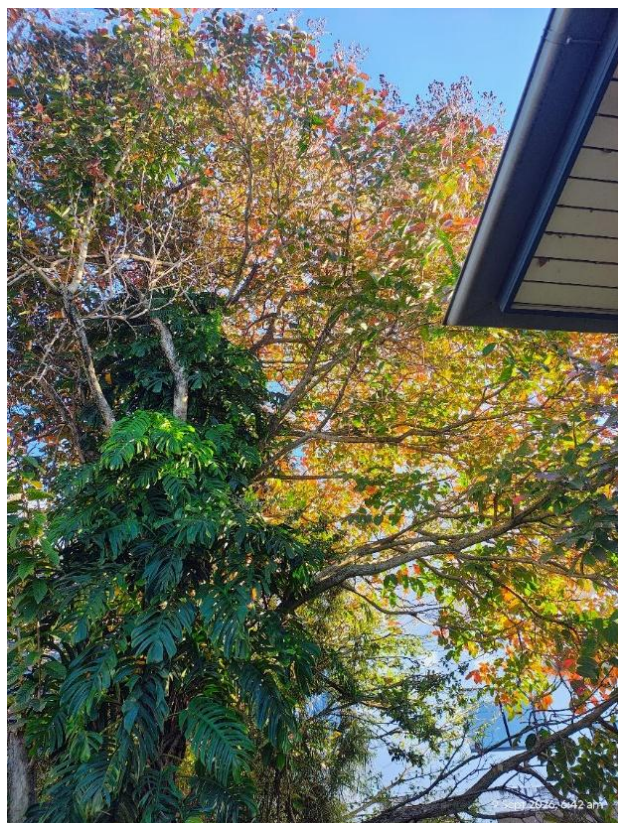
- On-going privacy for residents using the rear deck and backyard of 22 Bell Street.
- Some reduction in environmental nuisance for neighbours located west of the development sites (eg: transmission of noise & dust).

If the Bell St development is approved, it is requested that DA A007032991 approval documentation include condition(s) requiring that this tree be retained intact, including the branches hanging over the side property boundary at the rear of 28 Bell Street. Photos of the tree are provided below, illustrating the branches providing the valuable screening between the 2 planned development sites, and the adjoining sensitive receptor site.

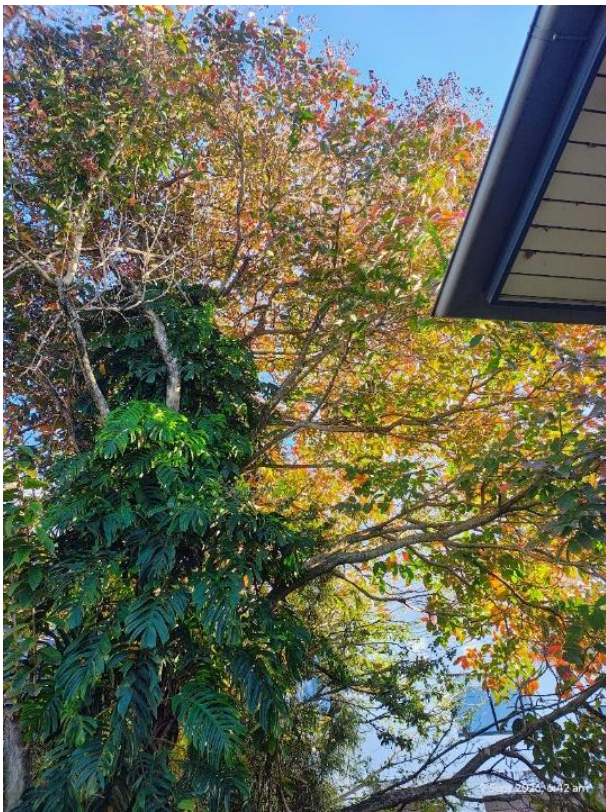
It is worth noting that this subject tree, although primarily located at 22 Bell St, will provide significant visual amenity for future residents of the SIG Developments. Residents looking northward from the rear of the proposed Bell St development, and those looking westward from the rear of the Paton St development, will all **benefit from additional vegetative screening of the apartment blocks located along River Terrace.**



**Subject Screening Tree
(Looking East)**



**Subject Screening Tree
(Looking North)**



22 Bell St

28 Bell St

Approximate Position
of Lot Boundary

**Mature Tree providing
significant visual screening
of both SIG Development
sites (Bell St & Paton St)**

