

Good evening development team,

Thank you for the opportunity to make a submission regarding a proposed development at 9 Ashmore Street, Everton Park.

I am supportive in principle of the concept of developing the property, however want to flag concern regarding the proximity of the proposed build to the shared property boundary.

The plans suggest that Townhouse will be built right on the property boundary. I am concerned that this will have a negative impact on the health of a mature and established tree which is located quite close to the fence line. The tree is situated approximately 10-11 metres from the rear/western boundary yet very close to the northern property boundary. The tree is quite tall and a silky oak variety. Many native birds nest in the tree and it is part of the neighbourhood ecosystem.

I have concerns that the extent of the build will damage and potentially kill the tree. I trust that this has been considered and will inform the fence line development plans to ensure compliance with the Assessment Benchmarks. I note L4.3 discusses that the development will contribute to the sustainability of the city through retention of mature and significant vegetation. I note that the proposed build retains an established tree on the 9 Ashmore Street property. I am seeking assurance that the development will not negatively impact an even more significant tree located close to the fence line

SO4

The local character which is typically defined by features such as consistent block size and house spacing, an established road pattern, a predominance of detached housing, the presence of mature vegetation and gardens and by local typography is maintained.

L4.3

Development supports high levels of local amenity and air quality and enhances these areas, contributing to the sustainability of the city through:

- a. the retention of mature and significant vegetation;
- b. the retention of private open space capable of supporting trees and gardens;
- c. increasing local shade cover along streets;

d. local sustainability initiatives such as water-sensitive urban design.

LU Complies:

The proposed development includes the following,

- An existing mature tree will be retained and incorporated into the proposed deep planting.
- Each Unit will have private open spaces that is connected to an area of deep planting.
- Deep planting along the street boundary

Kind regards,