



Large Tuart tree identified in public submissions.

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		Date: 24/06/2015	
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SCHEDULE OF SUBMISSIONS

**Lot 23 (77) Gibson Avenue, Padbury
(Closed 25 August 2015).**

ATTACHMENT 2

Submission No	Submission Summary	Administration Comments
1	Requests that the big Tuart tree, just off Gibson Avenue and within Lot 23 is left standing by future developer. It is also stated that the tree is a landmark and highly valued by residents.	<ul style="list-style-type: none"> • The City engaged the services of an independent registered Arborist to assess the large Tuart tree on Lot 23. • The Arborist concluded that the tree in its current condition, in relation to its degraded form and below average wall thickness of the trunk, would not warrant inclusion onto the Significant Tree Register. • The report concluded that due to its current condition removal of the tree would be recommended.
2	Requests that the Tuart tree located within the area of Lot 23 is left standing by future developer. It is also stated that the tree is a landmark within the vicinity and highly valued by family and local residents.	
3	Requests that the large Tuart tree, just off Gibson Avenue remains standing by future developer. It is also stated that the tree is a landmark and defines the local area and that he has registered the tree as a Significant Tree.	
4	Requests that the big 120 year old Tuart tree located on Lot 23 be preserved as the tree is a landmark and highly valued by the residents of Padbury.	
5	Requests that the big 120 year old Tuart tree located just off Gibson Avenue is left standing by any developer. It is also stated that the tree is a landmark and highly valued by residents.	
6	Requests that the big Tuart tree, just off Gibson Avenue is left standing by any developer. It is also stated that the tree is a landmark and highly valued by residents.	
7	Requests that the big Tuart tree, just off Gibson Avenue be left standing by any developer. It is also stated that the endangered carnaby cockatoo has lost 89% of its original habitat and states that they can only breed in the hollow of a tree that is at least 130 years old. This tree is thought to be 120 years old.	
8	Requests that the big Tuart tree, just off Gibson Avenue is left standing by any developer. It is also stated that the tree is a landmark and is highly valued by residents.	
9	Requests that the large Tuart tree just off Gibson Avenue is left standing by any developer of Lot 23, 77 Gibson Avenue. It is also stated that the tree is a landmark and highly valued by residents.	
10	Requests that the Tuart trees located on Lot 23 remains standing as they believe the trees to be "Significant". No objection to the sale of the land.	
11	<ul style="list-style-type: none"> • Currently experiences difficulty with access from Cole Place onto Gibson Avenue particularly during mornings and evenings. Asked if plans will be shown to local residents prior to development. • Requests that the large Tuart tree be left by developers. It is also stated that the tree is home to many native birds. Currently Galahs are nesting. 	<ul style="list-style-type: none"> • Planning advice – any application for the development of the proposed site will be assessed against the provisions of the Residential Design Codes (R-codes), District Planning Scheme No. 2 and any relevant local planning policies. • If the proposal complies with all provisions, public comment is not sought. If discretion is sought in regard to these provisions, and has the potential to impact on adjoining owners, the application may be advertised for public comment. • See comment regarding the Tuart tree above.

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12	<ul style="list-style-type: none"> • What will happen to submissions? • Will they be presented to a Meeting of Council? • Why is the sale being advertised? • Is there a statutory requirement? • Why is there no advert on the City's website under Public Notices or Community Consultation? • Has the Community Engagement network been emailed regarding this sale? <p>Have residents around the site been contacted by letter?</p>	<ul style="list-style-type: none"> • The following response was provided by the City to the submitter: • Council at its meeting held on 26 June 2014 supported the disposal of Lot 23 (77) Gibson Avenue, Padbury by public tender under Section 3.58(2)(b) of <i>The Local Government Act 1995</i> (COJ102-06/14 refers). • The City received various offers for the property that were below the City's reserve price and were declined by Council. • The City has received a further offer as detailed in the public notification for the proposal to dispose of Lot 23 (77) Gibson Avenue, Padbury which was endorsed by Council. The disposal process is progressing in accordance with Section 3.58(3) of <i>The Local Government Act 1995</i> (CJ122-07/15 refers) and notice is given in accordance with Section 1.7 of <i>The Local Government Act 1995</i>. • After the conclusion of public advertising, a further report will be submitted to Council to enable it to consider any submissions received prior to agreeing to dispose of the property.

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13	<p>The sale of the property would result in a loss of amenity for local residents which could be mitigated:</p> <ul style="list-style-type: none"> Loss of access by residents to Leichhardt Park from Gibson Avenue – Residents from the Gibson Ave side access the Park via Lot 23. The developer would eliminate this access and residents would have to walk around through to the side of the shopping centre to Leichhardt Ave to access the park. <p>There is a 10m wide easement for Water Corporation 500mm high pressure water main on the north side of the Lot. Could this easement be used to enable a reservation for a public use pedestrian access way from Gibson Ave into Leichhardt Park?</p> <ul style="list-style-type: none"> Loss of Public Open Space – Residents from Gibson Ave side use Lot 23 as public open space. <p>The sale would result in the effective reduction of the contiguous open space available to residents from 27508m² to 22349m², a reduction of 19%, as Lot 23 (5159m²) is adjacent to Leichhardt Park (22349m²). Is there a Public Open Space obligation on the 5159m² lot requiring 10% to be set aside by the developer as public open space?</p> <ul style="list-style-type: none"> Loss of most of the trees on the Lot – There is a large Tuart tree on the Gibson Ave side of the lot which is a large prominent specimen for the area and adds to the street appearance. <p>It would be beneficial if the developer could retain that tree and other trees on the Gibson Ave side.</p> <p>What can be done to ensure that these trees are retained for the Community?</p> <ul style="list-style-type: none"> It would also be good for the developer as a principle to retain as many trees as possible. <p>The trees on the Lot should be an asset to the developer as they are already advanced by 40-100+years. They are also of benefit to the community providing canopy cover and for bird habitat. Loss of canopy cover for the area, provided by the 15+ mature trees on the Lot, cannot be quickly replaced.</p>	<ul style="list-style-type: none"> Planning advice – as the site is private property and zoned 'Residential', there is no requirement for public access to be provided over the site to Leichhardt Park or land to be ceded for this purpose. Lot 23 has remained undeveloped; however, the site is zoned 'Residential' and not public open space. When the area of Padbury was originally subdivided, public open space was provided based on the subdividable area, which would have included Lot 23. Therefore there is no requirement for further public open space to be provided as a result of the development of this site. See comment regarding the Tuart tree above.
14	<p>Submission of a Significant Tree Nomination Form received for the large Tuart tree on Lot 23.</p>	<ul style="list-style-type: none"> See comments regarding the Tuart tree above.
15	<p>Requests that the big Tuart tree, just off Gibson Avenue is left standing by developer. It is also stated that the tree is a landmark and highly valued by residents.</p>	<ul style="list-style-type: none"> See comments regarding the Tuart tree above.