

Landscape Referral Response

Application Number:	Mod2015/0247
Date:	09/03/2016
Responsible Officer:	
Land to be developed (Address):	Lot 100 DP 1015283 , 145 Old Pittwater Road BROOKVALE NSW 2100 Lot 2741 DP 752038 , 2741 / 9999 Condamine Street MANLY VALE NSW 2093 Lot 2 DP 600059 , 75 Old Pittwater Road BROOKVALE NSW 2100 Lot 2742 DP 752038 , 2742 / 9999 Condamine Street MANLY VALE NSW 2093 Lot 30 DP 204107 , 30 / 0 Old Pittwater Road BROOKVALE NSW 2100

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

Additional Comment 09/03/2016

Following meeting with the applicant and consultants, additional information regarding relocation of the sewer main and Tree Management Plan has been provided.

The applicant has made the amendments as agreed at the meeting, aiming to retain a grove of mature trees behind the existing bus stop, referred to in earlier referral.

It is recognized that the retention of the trees cannot be guaranteed and that excavation for the realigned sewer may cause structural damage, despite the relocation of the alignment.

In order to provide the best opportunity for retention, conditions have been drafted requiring protection of the trees and the appointment of a Project Arborist to oversee works.

In the event that the works, despite the protection measures imposed, cause a tree or trees to become in imminent danger of failure, removal is permitted in the conditions subject to replacement with super advanced species to match any removed. Other than under this scenario, the trees are to be retained and treated in accordance with the Tree Management Plan.

No objections to approval subject to conditions as recommended.

Previous comments

Previous comment on storm water augmentation scheme resulted in relocation of the works adjacent to Pittwater Road being adjusted to enable retention of the mature planting immediately behind the bus stop on Pittwater Road. The current plans indicate removal of this vegetation to accommodate a relocated sewer main.

The issue raised previously was the cultural significance of the trees, which include Norfolk Island Pine (*Araucaria heterophylla*), Brush Box (*Lophostemon conferta*) and Fig (*Ficus rubiginosa*).

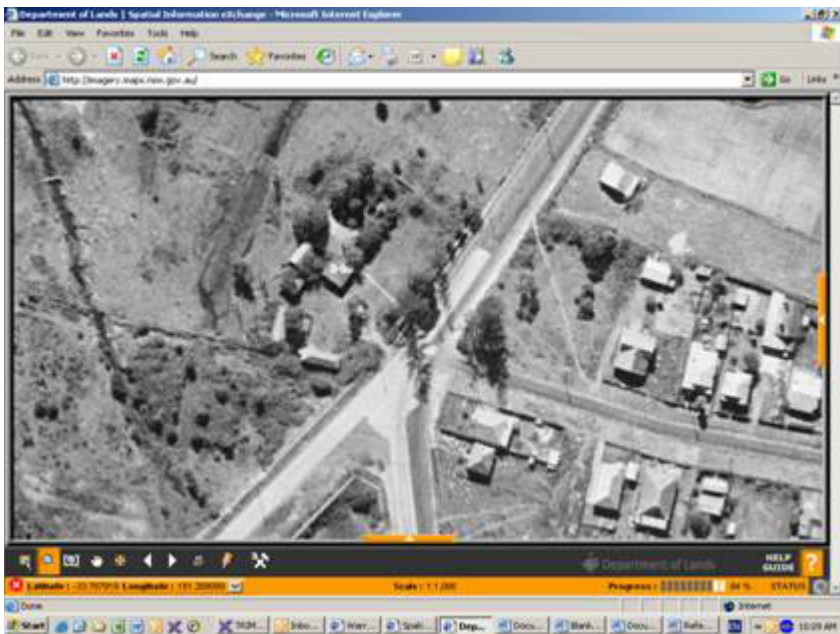
Review of air photos from 1943 indicate the presence of vegetation including Norfolk Island Pines in this location. Images from 1910 obtained through Council's Library Service indicate Norfolk Island Pines in a similar location forward of Brookvale House. The planting may therefore be remnants of the Brookvale House gardens.

It is recommended that referral be made to Council's Heritage Officer for comment.

As a long standing landscape element that appears to pre-date the Warringah Mall and has been retained during its existence, the trees are considered significant enough to warrant retention.

In the event that no alternative can be engineered, replacement planting should reflect the trees removed in this location.

No objections are raised to other landscape elements indicated in the scheme, however, the retention of the trees behind the bus stop is considered a significant matter to be addressed by the application.



1943



1951



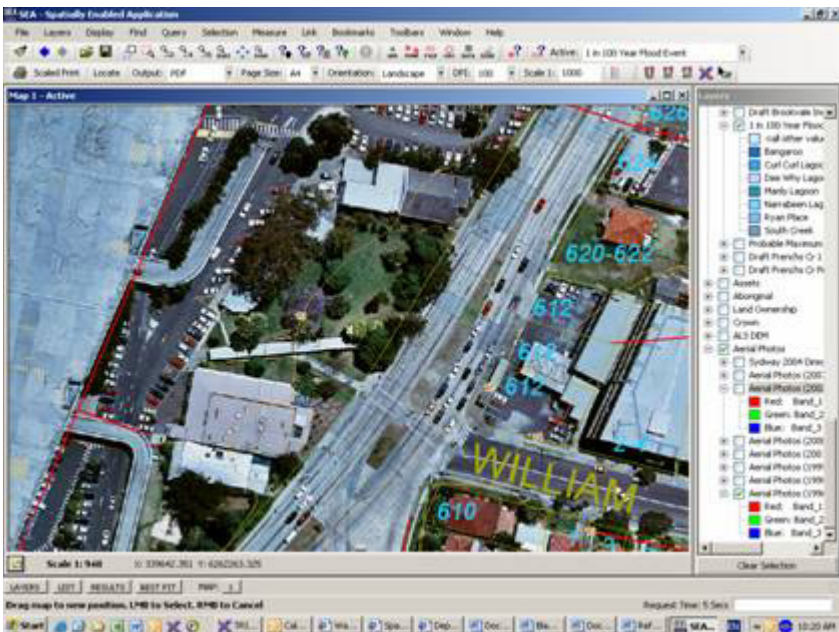
1956



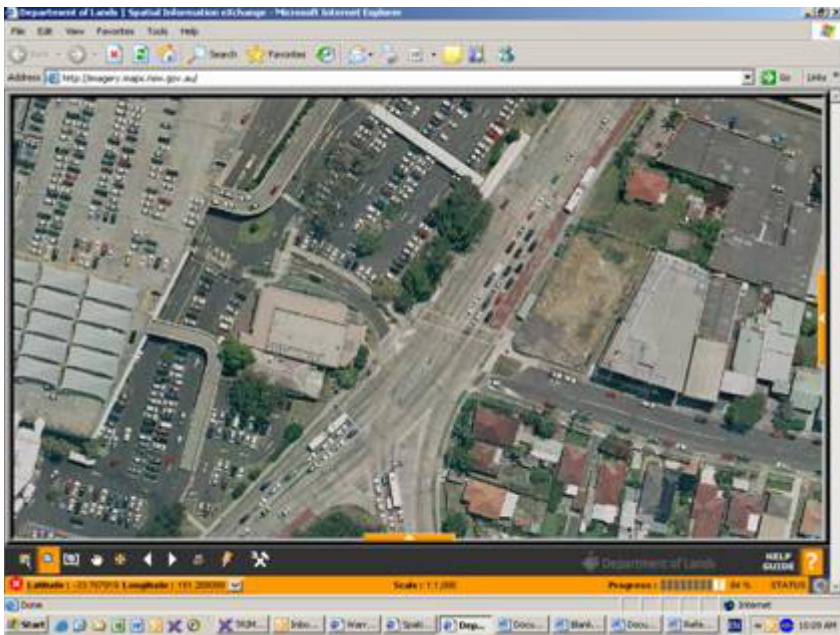
1961



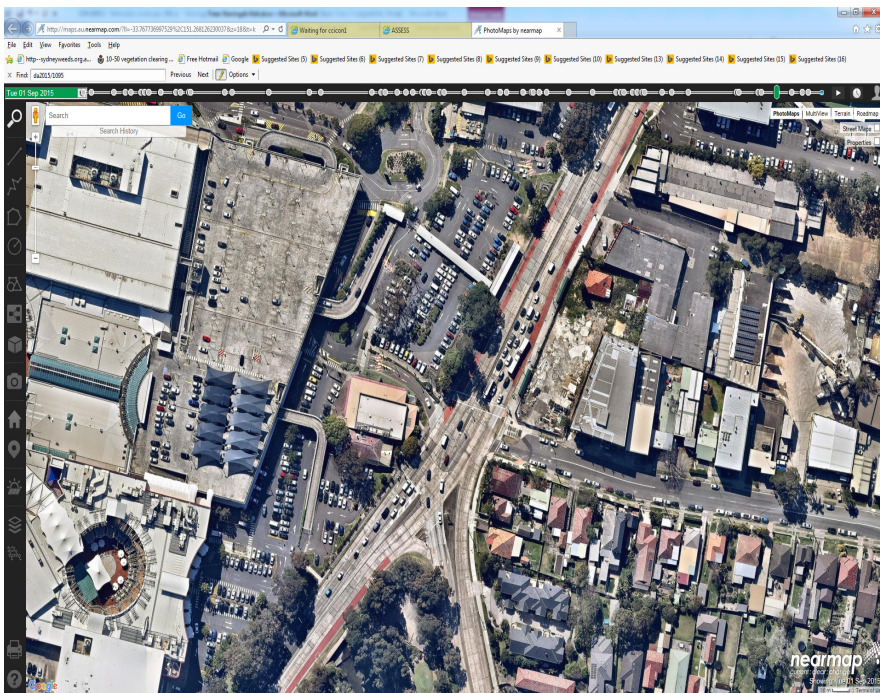
1965



1996



2007



2015



1910

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Tree protection, pruning and replanting

(a) The following trees, as described in the Tree Management Plan and Specifications dated February 2015 prepared by Jacksons Nature Works, are to be retained

Tree number	Species
6	<i>Ficus rubiginosa</i> (Port Jackson Fig)
7	<i>Ficus macrophylla</i> (Moreton Bay Fig)
8	<i>Ficus macrophylla</i> (Moreton Bay Fig)
9	<i>Araucaria heterophylla</i> (Norfolk Island Pine)
10	<i>Lophostemon conferta</i> (Brush Box)

(b) Excavation works adjacent to the trees described above may be undertaken to undertake sewer diversion works subject to:

i) The appointment of a Project Arborist with minimum AQF Qualification Level 5 to oversee all works adjacent to the trees described in (a) above.

ii) All excavation within the Tree Protection Zones as identified in the Tree Management Plan and Specifications dated February 2015 prepared by Jacksons Nature Works is to be undertaken under supervision of the Project Arborist.

iii) All excavation within the Tree Protection Zones is to be undertaken in accordance with the MOD2015/0247

Tree Management Plan and Specifications dated February 2015 prepared by Jacksons Nature Works

iv) No roots greater than 40mm are to be removed or severed unless authorised by the project Arborist.

v) Where directed by the Project Arborist, excavation around roots is to undertaken by hand. The use of powered tools such as an air spade may be authorised by the Project Arborist.

vi) Following excavation around roots, mechanical excavation below retained roots may be undertaken to enable installation of sewer infrastructure.

(c) Notwithstanding conditions (a) and (b) i), ii), iii), iv), v) and vi) above, if in the opinion of the Project Arborist, any of the trees the subject to this condition of consent present imminent probability of failure following excavation works, removal of the tree or trees may be undertaken .

(d) In the event that a tree or trees are removed in accordance with (c) above, replacement planting of the same species of three to that removed and in the similar location of the tree or trees removed is to be undertaken prior to completion of the works.

(e) Replacement trees are to be of minimum container size 700 litre and grown to comply with NATSPEC publication Specifying Trees – A guide to assessment of tree quality

(f) Tree pruning

i) Tree pruning within the subject site is approved to enable construction in accordance with the approved Tree Management Plan and Specifications dated February 2015 prepared by Jacksons Nature Works

ii) Tree pruning is not to exceed 15% of any existing tree canopy

iii) All tree pruning to be supervised by the Project Arborist and in accordance with AS4373-2007 Pruning of amenity trees.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site. (DACLAC01)