

Landscape Referral Response

Application Number:	Mod2015/0247
Date:	30/12/2015
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

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.

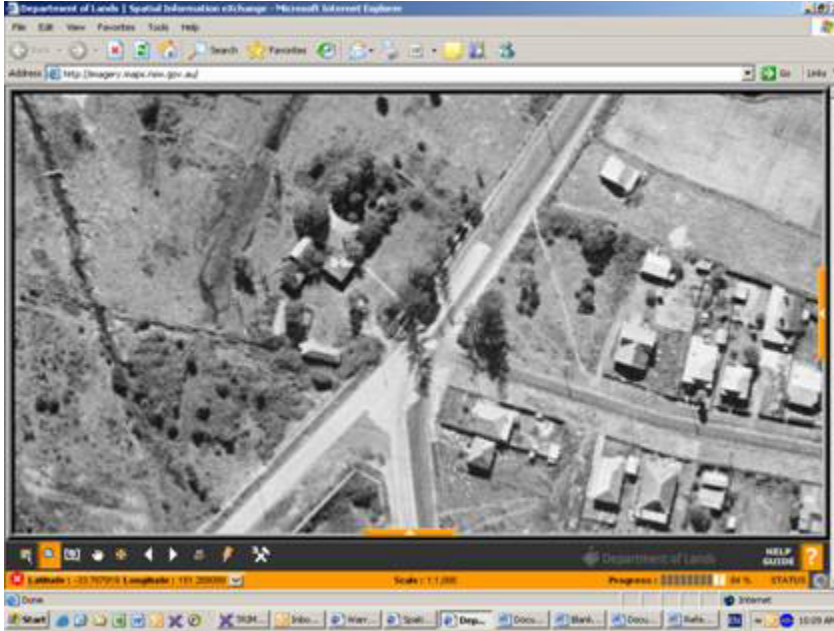
It is recommended that referral be made to Council's Heritage Officer for comment.

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



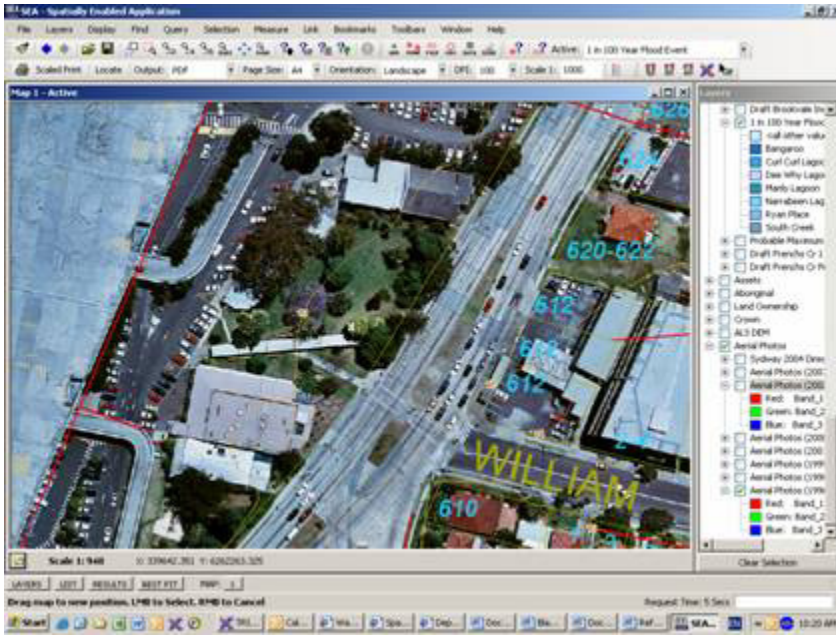
1961



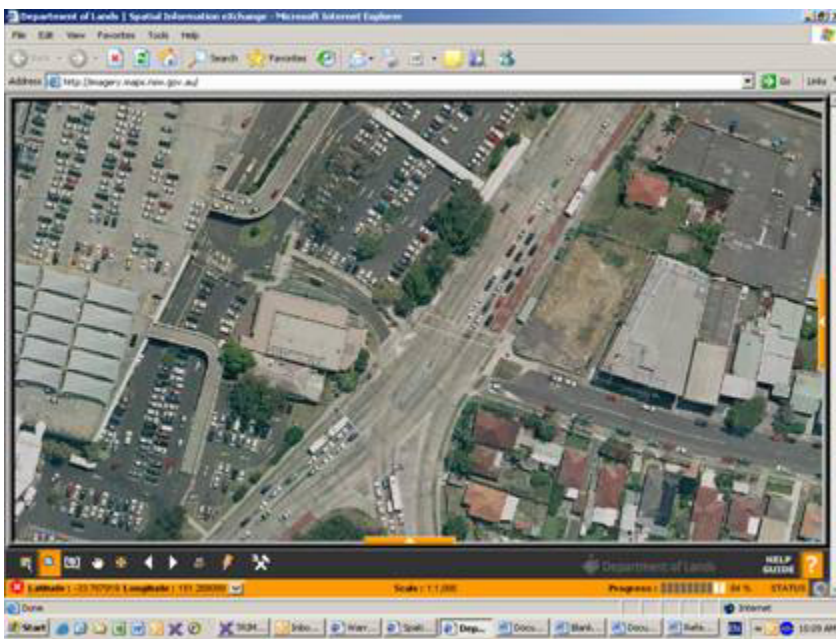
1965



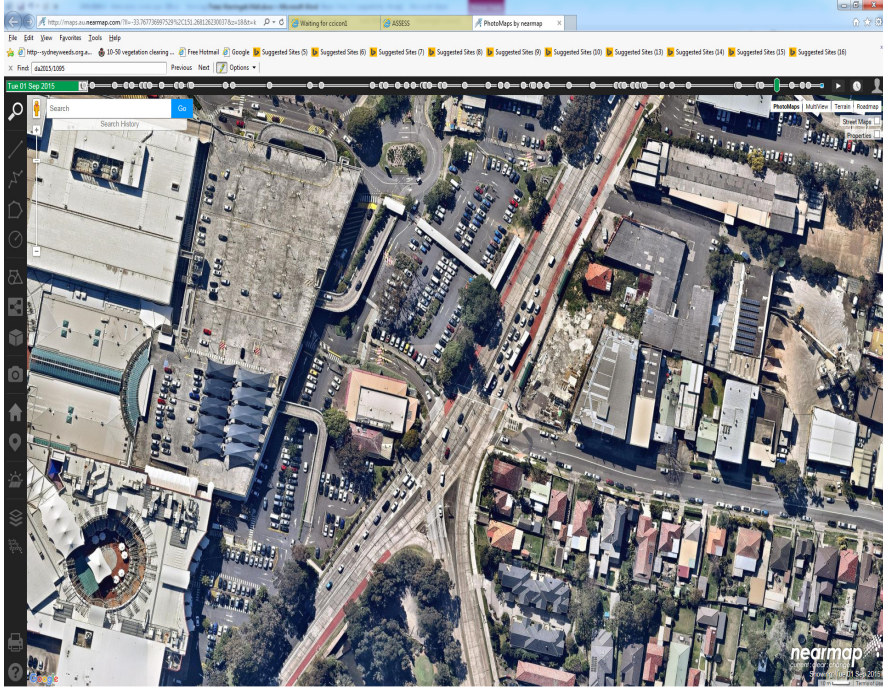
19'



1996



2007



2015



1910

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.