



arboricultural assessment - section 96 application DA 34/2016

at 82 Bower Street, Manly

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prepared by

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1. introduction

1.1 Background

This report has been prepared to accompany a section 96 application relating to Development Application No. 34/2016 seeking removal of 1 tree, a Weeping Fig (*Ficus benjamina*).

Development Application No. 34/2016 was approved by the former Manly Council on the 27th April 2016. The application was approved subject to a number of conditions which included:

Condition ANS04

Retain and protect during construction the Ficus benjamina tree located in the front yard of the property. Plans demonstrating compliance with this condition are to be provided to Council prior to the issue of Construction Certificate.

Reason: To preserve the existing significant vegetation on the subject site

1.2 Existing site & approved development

The site is on the northern side of Bower Street, is moderately sloping and has been terraced in parts. The site is currently developed and contains a 1 & 2 storey brick and tile dwelling with landscaped grounds.

The approved development involves alterations to the existing dwelling including construction of a garage structure, a plunge pool (White, 2015) and associated landscaping (Hannan, 2016).

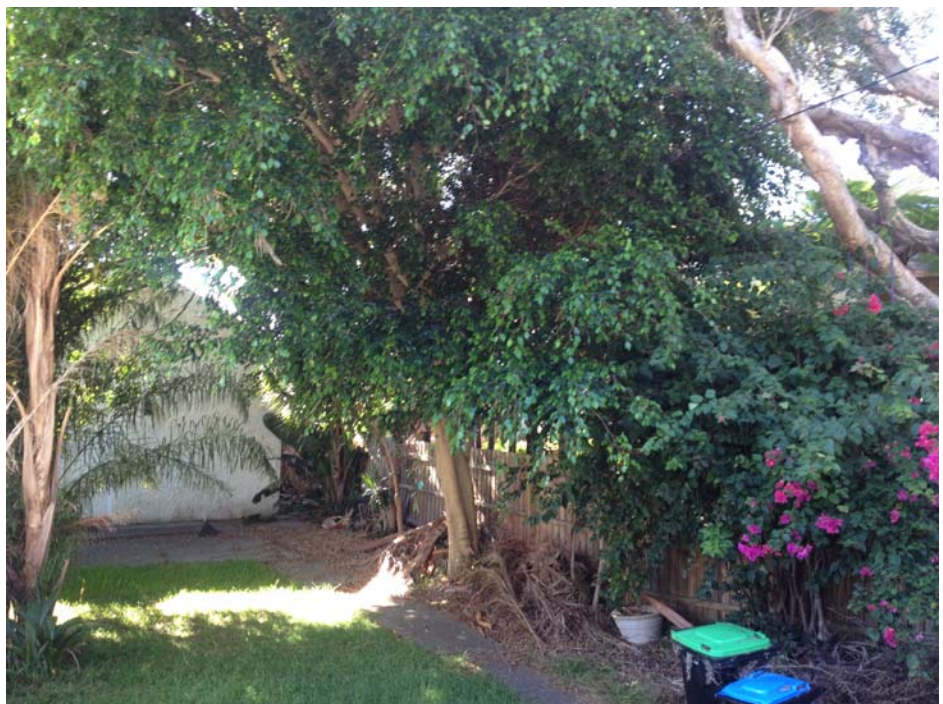


Figure 1.1 Site's front yard towards Bower Street, as of May 2018, looking north with the subject tree being a Weeping Fig (*Ficus benjamina*) (centre of photo) adjacent the path.

2. subject tree

The tree is a semi mature / mature Weeping Fig (*Ficus benjamina*) with a height of 12m a canopy spread of 12m, a trunk Diameter at Breast Height (DBH) of 420mm and a trunk Diameter Above the Buttress (DAB) of 400mm.

The tree is a single trunk specimen with a broad spreading form; a slight trunk lean to the west and the majority of canopy and branch development is to the south, west & north. There is no evidence of significant branch pruning.

The tree appears stable and its branch attachment appears sound. Foliage condition is good, and the tree is carrying < 5% deadwood. The tree is considered to be in good health and displays good vigour with < 5% deadwood .

There are no signs of pests or disease apart from several galls on the lower trunk.



Figure 2.1 The subject tree (left in photo), as of May 2018, looking south to Bower Street.

3. this s.96 application

3.1 Tree preservation anomalies

The Arboricultural Impact Assessment (Footprint Green Pty Ltd, 2015) submitted with the original development application referred to the Weeping Fig (*Ficus benjamina*) as Tree No. 5 where the tree was identified as being removed.

Condition ANS04 of the development consent 34/2016 requires the tree to be retained.

Currently under the provisions of clause 3.3.2.3 of the Manly Development Control Plan 2013 (MDCP, 2013), Weeping Fig (*Ficus benjamina*) the subject tree can be removed without consent.

3.2 Suitability & justification for removal of the Weeping Fig

The site is zoned E3 Environmental Management and the subject tree is a planted exotic species. Clause 3.3.1 (b) (ii) of the MDCP(2013) encourages the use of locally occurring native plant species to assist in providing habitat for local fauna; and preserve threatened native plants

To compensate for the removal of the subject tree, the proposed landscape plan (Hannan, 2018) proposes to replant 3 Lilly Pilly (*Acmena smithii*) and 1 Cheese Tree (*Glochidion ferdinandi*).

Currently the canopy of the Weeping Fig extends across the width of the site. The subject tree has not reached its full maturity and will continue to develop to dominate the front portion of the site thus restricting the development of plantings proposed in the landscape plan (Hannan, 2018).

The tree species is considered to be inappropriate by virtue of it being listed as in the Exempt Tree Species List under clause 3.3.2.3 of the MDCP (2013).

4. conclusion

Based upon the tree preservation anomalies and the suitability of the species in this location, consideration should be given to deleting Condition ANS04 of the Development Consent 34/2016

references

Hannan (2018) Landscape Plan, Dwg No. LP01C, Dated 15/05/18, Selena Hannan, Nth Curl Curl, NSW