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To: "Mark Brown" <Mark.Brown@planning.nsw.gov.au>
CC: "Walter Gordon" <walterg@meriton.com.au>
Date: 9/22/2011 2:32 pm
Subject: MP_0057 MOD 1 - comments to amended information

Hi Mark,

Council's comments are provided below:

Condition B5 - Amendment not supported

Deletion of the words "No vehicles larger than a small rigid truck are to travel in Killeaton Street east of the site entrance and exit" from Condition B5 is not supported by Council.

The amended Construction Traffic Management Plan (CTMP) by NRS Traffic Planning, NRSP9451 R3, dated 31 August 2011, would not be approved by Council. The following matters need to be resolved:

1. The CTMP still shows the access via the existing driveway which is prohibited by Condition D1.
2. Stanley Street between Horace Street and Yarrabung Road, a residential street, does not have room for two vehicles to pass when cars are parked either side. How is this to be managed? Parking restrictions are dependent on Council approval and resident feedback. Traffic control in that section may be required. The CTMP should address this issue.

Condition D1 - Modified condition subject to wording provided

The applicant has submitted additional information to support the application seeking to delete or modify condition D1 relating to the preservation of the row of *Lophostemon confertus* (Brushbox) listed as tree's 79-109.

Landscape response to the additional information provided;

When I made the comment in my previous report that *Lophostemon confertus* (Brushbox) are not very tolerant to root disturbances this was based on my observations over 20 years working in the development section of Ku-ring-gai Council.

I would agree with the comment that Brushbox are hardy and can tolerate compromised locations but only when they have been planted as a younger specimen where they acclimatise to the conditions. My experience is that they do not tolerate "changes" to their environment which in this case is heavy compaction and surface root damage.

Our records show that these trees were planted around 1940 as an avenue planting down both sides of the existing dirt driveway which lead to the Monastery. It is not known when the asphalt was laid however the driveway would have already been compacted prior to this taking place. Hence the trees acclimatised to the existing conditions and have remained in good health over the last 70 years.

The applicant claims that the existing driveway will only be used by trade vehicles and for the delivery of materials. It is considered that there would still be considerable weight in a fully laden semi trailer delivering materials to the site.

It should be noted that unauthorised use of the existing driveway is already taking place.

Conclusion: It is considered that the use of the existing driveway for the construction of such a large development has a very high potential to cause damage to the Brushbox trees however the applicants comments relating to the difficulties of accessing the rear of the site during the construction of the front car parking area is noted.

Condition D1 shall be amended as follows;

To minimise potential impacts on Tree's 79-109 the existing driveway shall only be used for the construction of the building at the rear of the Monastery.

Following completion of the basement car park in the front section of the site the proposed temporary driveway shall be reinstated for all vehicle movements on and off the site.

Following the reinstatement of the temporary driveway access the use of the existing driveway shall cease for the remainder of the construction works.

Heavy excavator vehicles are not permitted to access the site via the existing driveway at any time during the construction works.

The protection measures stated by the arborist in the report dated 26/08/11 shall be undertaken and left intact for the duration of the construction works.

The arborist shall carry out weekly inspections of the driveway to ensure the tree and root protection measures are intact and functioning well.

The above works shall be clearly noted on the Construction Management Plan with a copy of the amended plan submitted to Council prior to works commencing on site.

Regards

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