



address 200 Miller Street North Sydney NSW 2060
all correspondence General Manager North Sydney Council
PO Box 12 North Sydney NSW 2059
DX10587

telephone (02) 9936 8100
facsimile (02) 9936 8177
email council@northsydney.nsw.gov.au
internet www.northsydney.nsw.gov.au
ABN 32 353 260 317

Rob Smirton
Utilities and Council Interface Manager
Transport for NSW
Northern Beaches B-Line Program

7 July 2017

Objections to implementation of ‘Package C1’ of the B Line project and specific response to Transport for NSW Arboriculture Impact Assessment Report.

Reference is made to the Review of Environmental Factors for “Package C1” of the Northern Beaches B-Line Program dated 15 June (**Clash Removal Works**), which includes the trimming, lopping or removal of 55 kerbside trees within the North Sydney Local Government Area that may interfere with the new double-decker B-Line buses, including one tree of high heritage significance within St Leonards Park.

Council provides the following comments in response to the proposed Clash Removal Works. Please note that the proposal will be reported to 24 July Council meeting, where the Council may resolve to provide additional comments in relation to the matter.

Generally

With respect to the B-Line proposal, the Council resolved on 1 May 2017:

THAT Council urgently write to the Premier, with a copy to the new local State Member for North Shore, asking that the proposed B-line be halted until such time that a holistic and integrated transport plan which addresses the on-going congestion on Military Road and the Spit bridge, in the context of the newly announced Northern Beaches Tunnel both now and into the future, is developed and a comprehensive community consultation/engagement process is implemented.

Council wrote to the Premier and Local Member in accordance with the above resolution and is currently awaiting a response.

The Clash Removal Works letter was received on 15 June with a closing date for submissions of 7 July. Council understands that the proposed works will commence in the first quarter of the 2017/18 financial year.

The proposed Clash Removal Works identifies trees located within St Leonards Park along Falcon Street as an ‘Alternate Route’ for the proposed B-Line. Council has not been provided with details of the ‘alternative route’ and would appreciate receiving further information.

In Council's opinion, the consultation period and the works timetable allows insufficient time to appropriately engage with the community and the Council. Importantly, nor does the consultation period provide sufficient period to fully investigate alternative tree management options.

Tree Management

An assessment of the proposed Clash Removal Works against the objectives of Council's tree management policies is detailed in Table 1 attached.

Council's Urban Forest Strategy 2011 provides the over-riding management principles, and the North Sydney Street Tree Strategy 2016 provides more detailed guidelines for the management of the street tree population.

Council has had a street tree strategy since 1997 and has always recognised and valued the environmental importance of street trees. All urban trees provide benefits, but those growing along transport corridors are of particular importance due to the high levels of environmental and urban amenity impacts caused by roads.

In 2010 and again in 2016, internationally accepted urban forest modelling and assessment software was used to calculate the asset value and ecosystem services (benefits value) provided by the North Sydney street tree population. The replacement value of Council's 17,200 trees was estimated at \$546 million and the net annual return in benefits is \$3.73 million per annum. Using this model, the average replacement amenity value of a mature Plane tree in NSC has been calculated at approximately \$37,862.

Consequently, the proposed destruction of Council's street trees has an estimated value of over \$1.4 million, and a likely replacement period of over 20 years for any new trees to reach similar size to those proposed for removal.

Council's Tree Maintenance Team strives to ensure the health and longevity of the urban forest to secure ongoing amenity for the residents of North Sydney. The Team inspects all street trees approximately every 18 months and carries out any necessary maintenance tasks as they are identified. Council's arborists work in accordance with the Australian Standard for Pruning of Amenity Trees (AS4373 - 2007).

The Council's current objective for Target Safety Clearances are based upon the National Heavy Vehicle Regulation 2016 – Section 8, Height and include Crown Lifting, being the removal of lower branches to achieve target clearances:

- Over footpaths, 2.4m;
- On major arterial roads, 4.5m over the kerb side lane;
- On local roads, 2.4m over parking lanes and 4.5m over trafficable lanes;
- Around buildings and structures, 1m clearance or less if branches are thick and unlikely to move during wind.

These clearances can only be achieved incrementally as the trees mature. Industry practice is to maintain branches on at least two thirds of the height of the tree and to not remove more than 25% of a tree's foliage in any one pruning event.

Town Planning Considerations

Council Town Planners conducted an assessment of the proposed Clash Removal Works against North Sydney Development Control Plan 2013 and Council's Local Environmental Plan 2013. Council's comments in this regard are detailed in the attached Tables 2 and 3.

Heritage considerations

The proposed Clash Removal Works involves works within St Leonards Park.

St Leonards Park is a heritage item of State significance, listed on the State Heritage Register. It is significant for its historical values as one of the earliest established public parks in NSW being set aside as a recreation reserve in 1838 and gazetted as a public park in 1867. Records indicate that the tree in question is from the first generation of planting in the park. The heritage values of the tree are intrinsic to those values placed on St Leonards Park as a whole.

Part of the parks heritage significance is as a rare and representative example of a largely intact Victorian era park designed in the gardenesque style. It retains many of its original aesthetic characteristics including an axial layout and formal pathways. The proposal to alter the boundaries or fabric, including plantings, of St Leonards Park is likely to have a detrimental impact on its significance, and cannot be supported.

Any proposal that affects St Leonards Park is subject to approval by the Heritage Council. Council is unaware of any such approval being obtained.

Council's consideration of the proposed Clash Removal Works against Council's Local Environmental Plan heritage controls is detailed in the attached Table 3.

Arborist Assessment

Council arborists conducted an inspection of the trees detailed in the Aborcultural Impact Assessment Report against the Transport for NSW criteria and strongly object to this large-scale tree removal proposal. A copy of Council's arborist comments is detailed in the attached Table 4.

Notwithstanding support by the arborist for the removal of certain trees as identified in the proposed Clash Removal Works, Council requires that such trees be replaced to Council specifications including the species to be planted at the cost of Transport for NSW. Indeed, it should be noted that support for the removal of certain trees must be qualified to the extent that those trees have been assessed by Council's arborist against Transport for NSW's criteria.

The community of North Sydney highly values their urban forest and Council is committed to ensuring the long term protection of our tree assets for the multiple benefits they provide to the community. The proposed removal of 34 trees along Military Road will have major amenity impacts, and in many instances no replacement trees are proposed.

Having regard to Council's established Tree Management Policy, Council's town planning and heritage controls, as well as effective community engagement, it is strongly requested that this proposal be withdrawn and a process of effective consultation and negotiation commence between Transport for NSW, the North Sydney community as well as the Council.

Yours faithfully

ADRIAN PANUCCIO
A/GENERAL MANAGER

Council's Tree Management Policy Objectives – Table 1

Council's specific objectives and actions relating to Street trees are detailed in the table below.

STREET TREE STRATEGY 2016		
Objective	Actions	Comments on B Line proposal
To maintain adequate safety clearances for pedestrians, vehicles and structures	Carry out all pruning necessary to ensure minimum safety clearances are achieved within the limits of arboriculture best practice - Council strives to achieve the following clearances: 2.4m over footpaths 4.5m over major roads - these clearances can only be achieved incrementally as trees mature	The maximum permissible height for a double decker bus is 4.4m. Councils clearance target is 4.5 metres. Council questions the necessity of a 4.6 metre clearance requirement as set out in the B-Line proposal.
To ensure that decisions to remove trees are based on sound management principles and removals are carried out in such a way as to minimise adverse effects on public amenity		Does not comply with this objective.
To ensure that the community is appropriately notified of impending tree removals	Advise stakeholders of impending tree removals	Does not comply with this objective.
To provide clear procedures to be followed when property damage has occurred involving Council owned street trees		Transport for NSW is citing trunks & branches causing damage to vehicles as justification for removal and heaving pruning. Council's Risk Manager should be consulted prior to the any work being undertaken to determine any history of claims for such damage and these should be used to conduct a risk benefit analysis to determine the best management option.
To ensure that all development works within the North Sydney Council area take into consideration the protection of existing street trees		Does not comply with this objective.

Objective	Actions	Comments on B Line proposal
To ensure that the community is appropriately consulted regarding tree work, tree removals and tree planting	Carry out community consultation in accordance with the Street Tree Strategy	Transport for NSW has not allowed adequate time to conduct community consultation in compliance with Council standards.
Urban Forest Strategy 2011		
To manage existing street plantings to maximise canopy cover, tree longevity and public safety.	Continue to implement the North Sydney Street Tree Strategy	Does not comply with this objective.
To manage existing parkland plantings to maximise canopy cover, tree longevity and public safety whilst still meeting the recreational needs of the community	Continue to implement all relevant Open Space Plans of Management	Does not comply with this objective.
High Urban Heat Island Areas to achieve 15% canopy cover in CBD areas	Ensure all suitable street tree sites are planted with appropriate trees	Does not comply with this objective.
To maximise the canopy cover over all land zoned 'Road'	Plant appropriate trees in all available spaces along Council managed roads in accordance with the Street Tree Strategy	Does not comply with this objective.
To maximise canopy cover in all Areas of potentially High Pollution	Plant more canopy trees in the vicinity of major arterial roads; Busy arterial roads are potentially a major source of pollution (from vehicle exhausts, oil and fuel leaks, rubber particles from tyres etc.)	Does not comply with this objective.

North Sydney Development Control Plan 2013, controls relevant to street trees – Table 2

Below identifies Council's controls relevant to street trees along Military Road. These controls primarily seek to protect existing street trees and identified street trees contributing to the character of the area. The relevant provisions are located in the following sections of NSDCP 2013:

- Part B – Section 2 Commercial and Mixed Use Development
- Part B – Section 16 Tree & Vegetation Management
- Part C – Section 5 North Cremorne Planning Area
 - o 5.1 Neutral Bay and Cremorne Town Centres
 - o 5.3 Waters Neighbourhood
 - o 5.5 Murdoch Neighbourhood

DCP CONTROL	COMPLIES	COMMENT
Part B – Section 2 Commercial and Mixed Use Development		
2.4.10 Streetscape O1 To ensure that footpaths, kerb and guttering and street trees contribute to a consistent streetscape.	No	The removal of street trees would reduce the consistency of the streetscape
2.7.5 Native vegetation and water P4 Trees should be planted where appropriate to provide shade, shelter and fauna.	No	The removal of trees would result in a reduction of shade, shelter and fauna.
Part B – Section 16 Tree & Vegetation Management		
16.1.1 General objectives The objectives of this Section of the DCP are to:		
O1 Prescribe trees and vegetation for the purposes of cl.5.9 of NSLEP 2013.	NA	
O2 Maintain the visual, social and environmental amenity of the area through the preservation of trees and other vegetation.	No	The removal of trees would reduce the visual, social and environmental amenity of the area
O3 Maintain and increase the totality of trees and vegetation across the North Sydney area by embracing the principles of Urban Forest Management, green (habitat) corridors and Continuous Cover Arboriculture.		The proposal would reduce to totality of trees across North Sydney.
O4 Ensure the planting of adequate numbers of appropriate trees in association with new development in the North Sydney area.	NA	
O5 Promote the value of and the need for the protection of trees and vegetation to the community, developers and Council staff and encourage the reporting of tree vandalism.	No	The removal of trees does not communicate the value of trees in North Sydney.

DCP CONTROL	COMPLIES	COMMENT
O6 Protect existing trees and vegetation during construction of development.	No	The proposal seeks to remove trees.
Part B – Section 16 Tree & Vegetation Management		
O7 Minimise the risk of injury to people or damage to property from trees and vegetation.	NA	
O8 To recognise the financial value of trees and vegetation.	No	The proposal does not recognise the financial value of trees.
O9 Ensure that vegetation does not result in the unreasonable reduction in amenity of adjoining properties in terms of access to sunlight and views.	NA	
16.2.1 Objectives		
O1 To maintain the visual, social and environmental amenity of the area through the preservation of trees and other vegetation.	No	The removal of trees would reduce the visual, social and environmental amenity of the area.
O2 To identify when Council approval is required under the provisions of NSLEP 2013 to prune, remove or replace trees or vegetation.	NA	
O3 To identify prescribed trees and vegetation for the purposes of clause 5.9(2) of NSLEP 2013.	NA	
O4 To make the community aware of the implications for the unlawful removal, pruning or wilful destruction of trees and vegetation within the local government area.	NA	
16.4 Protection of trees during construction		
16.4.1 Objective		
O1 To ensure that all trees in the public domain and on private property (both the site of development and neighbouring properties) are adequately protected during construction of developments.	NA	
16.4.2 Provisions		
P1 Existing trees should be retained and incorporated into proposed developments wherever the existing trees are of appropriate species and have an adequate life expectancy.	NA	
P2 Where trees are identified to be retained, they must be protected during construction in accordance with Australian Standard AS4970 Protection of trees on development sites and best practice.	NA	

DCP CONTROL	COMPLIES	COMMENT
P3 An arborists report is required to be submitted with any development application where works are proposed within the structural root zone of a tree or where Council deems the vegetation on site is significant enough to warrant such a report.	NA	
Part B – Section 16 Tree & Vegetation Management		
P4 Where an existing tree(s) are approved for removal as part of a development, adequate space in the landscaped area is to be provided for an equivalent replacement canopy tree(s) appropriate to the site and scale of development.	NA	
P5 Where insufficient space is available on the development site and significant canopy has been removed as part of the development, Council may require the planting of equivalent canopy replacement trees on public land or require payment of a fee to enable Council to undertake equivalent canopy replacement planting on public land.	NA	
Part C - Character Statements		
5.1 Neutral Bay and Cremorne Town Centres		
5.1.1 Significant Elements P11 Irregular planting of street trees	No	The proposal would result in reducing street trees at this location.
5.1.3 Desired Built Form P8 Encourage the retention and enhancement of trees within the public domain to improve public amenity.	No	The proposal would result in the loss of trees within the public domain.
5.3 Waters Neighbourhood		
Streetscape P9 Wide tree lined streets with grass verges and concrete paths.	No	The proposal would result in reducing street trees at this location.
5.5 Murdoch Neighbourhood		
Streetscape P8 Tree lined streets with grassed verges and concrete footpaths.		The proposal would result in reducing street trees at this location.

As evident from the above Table, the proposal to remove trees to facilitate the delivery of the B Line is inconsistent with a number of provisions under NSDCP 2013. In particular, the removal of street trees is inconsistent with a number of objections under Section 16 - Tree & Vegetation Management located in Part B of NSDCP 2013. Those controls seek to protect existing street trees and recognises their contribution to the visual, social and environmental amenity of North Sydney.

North Sydney Local Environmental Plan 2013 - Table 3

This table identifies LEP planning controls relating to trees. The relevant sections of the LEP are contained in the following clauses:

Clause 5.9 Preservation of Trees or vegetation

Clause 5.10 - Heritage Conservation

LEP Control	Complies?	Comment
C1 5.9 Preservation of trees		
(1) The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.	No	Removal of mature trees in a park setting with landscape heritage values is contrary to the objectives of the LEP.
(3) A person must not ringbark, cut down, top, lop, remove, injure or willfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by: (a) development consent, or (b) a permit granted by the Council.	No	Consent has not been granted for the removal of the tree(s) in question.
(7) A permit under this clause cannot allow any ringbarking, cutting down, topping, lopping, removal, injuring or destruction of a tree or other vegetation: (a) that is or forms part of a heritage item or that is within a heritage conservation area, or unless the Council is satisfied that the proposed activity: (c) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area, and (d) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area. Note. As a consequence of this subclause, the activities concerned will require development consent. The heritage provisions of clause 5.10 will be applicable to any such consent	No	The removal of the tree is not considered to be of a minor nature and will adversely affect the heritage values of the State Heritage listed Park.
5.10 Heritage conservation		
(1) Objectives The objectives of this clause are as follows: (a) to conserve the environmental heritage of North Sydney, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.		The proposed removal fails to conserve the setting of the State Heritage Listed setting of St Leonards Park.

<p>(2) Requirement for consent Development consent is required for any of the following:</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</p> <ul style="list-style-type: none"> (i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area 	No	Consent has not been issued for the removal of the Heritage Item (tree dating from the first plantings of St Leonards Park).
<p>(4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	No	The proponent has not provided adequate evidence permitting the effects of the works to be considered in terms of heritage impact.
<p>(9) Demolition of nominated State heritage items The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:</p> <ul style="list-style-type: none"> (a) notify the Heritage Council about the application, and (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent 	No	The Heritage Office has not provided any formal advice regarding the removal of the tree.

Council Arborist Assessment – Table 4

Tree number	Species	Assessment of potential conflicts	Likely impact on health and/or structural integrity.	Recommendations/ implications of B-Line Service bus envelope	Council Comments
956	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates 2 x PLs in conflict. Streetview image indicates pruning is required. Field assessment confirms 1 x PL of 130 mm 0 and 1 x SL of 100mm 0 (south-east).	The required pruning will result in approximately 30% canopy loss, which is not desirable, but this tree will tolerate the required pruning.	Retain tree. Prune 1 x lower PL of 130mm 0 extending over roadway to the south-west and 1 x lower SL of 100mm 0 extending over roadway to the south-east. Prune to branch collar at junction with parent branch.	Retain tree – Prune as per arborist recommendations.
958	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with 2 x PLs (leaders). Streetview image indicates tree removal. Field assessment indicates conflict with 2 PLs (leaders) of 100mm 0 and 70mm 0	LIDAR indicates whole tree removal. Field assessment concurs that removal is necessary to provide adequate vehicle clearance. Even without trunk conflict, pruning would result in 3-60% crown loss, which would result in a detrimental impact.	Remove tree. Limited opportunity for replacement planting due to awnings over footpath (no vacancy except current location).	Contest - retention in short term until establishment of new planting. No trunk damage evident Removal required to maintain required clearances for B-line project.
959	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with trunk. Streetview image indicates tree removal. Field assessment indicates trunk conflict due lean. Tree will continue to grow out toward roadway as it matures.	LIDAR indicates whole tree removal. Field assessment concurs that removal is necessary to provide adequate vehicle clearance.	Remove tree. Limited opportunity for replacement planting due to awnings over footpath (no vacancy except current location).	Contest - retention in short term until establishment of new planting. No trunk damage evident Removal required to maintain required clearances for B-line project.
966	<i>Melaleuca quinquenervia</i> (Broad-leaved Paperbark)	LIDAR indicates 2 x PLs in conflict. Streetview image indicates pruning is required. Field assessment indicates conflict 1x PL of 220mm 0 (dividing into 2 x SLs of 120 + 160mm) and 1 x PL of 170mm 0 to east.	The required pruning will result in approximately 50% canopy loss which may have a detrimental impact on health and visual amenity.	Retain tree. Prune 1 x lower PL of 220mm 0 extending over roadway to the south-west and 1 x lower PL of 170mm 0 extending over roadway to the east. Prune to branch collar at junction with trunk.	Retain tree – Prune as per arborist recommendations
967	<i>Melaleuca quinquenervia</i> (Broad-leaved Paperbark)	LIDAR indicates 1 x PL in conflict. Streetview image indicates pruning is required. Field assessment indicates conflict with 1x PL of 160mm 0 only (PL of 180mm 0 clear)	The required pruning will result in approximately 10-15% canopy loss, which is considered acceptable.	Retain tree. Prune 1 x lower PL of 160mm 0 extending over roadway to the east. Prune to branch collar at junction with trunk.	Retain tree – Prune as per arborist recommendations
969	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with upper trunk and lower PL. Streetview image indicates tree removal. Field assessment indicates trunk clear and conflict with 1 x lower PL of 120mm 0.	LIDAR indicates whole tree removal. Field assessment indicates that removal appears to be unnecessary to provide adequate vehicle clearance. Required pruning will not result in any adverse impact.	Roads and Maritime have determined that this tree must be removed to clear the B-Line Service bus envelope as indicated by LIDAR. Remove Tree.	Contest removal – Retain tree – Prune as per arborist recommendations

Tree number	Species	Assessment of potential conflicts	Likely impact on health and/or structural integrity.	Recommendations/ implications of B-Line Service bus envelope	Council Comments
970	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with dominant PL. Streetview image indicates pruning of PL. Field assessment confirms conflict with 1 x lower PL of 140mm 0 over roadway.	The required pruning will result in approximately 30% canopy loss, which is not desirable, but this tree will tolerate the required pruning.	Retain tree. Prune 1 x lower PL of 140mm 0 extending over roadway to the north-west. Prune to branch collar at junction with trunk.	Retain tree – Prune as per arborist recommendations
971	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with trunk and lower PL. Streetview image indicates tree removal. Field assessment indicates trunk clear (slight protrusion at site of wound) and lower PLs clear (4.7 - 4.8 metres clearance)	LIDAR indicates whole tree removal. Field assessment indicates that removal appears to be unnecessary to provide adequate vehicle clearance.	Roads and Maritime have determined that this tree must be removed to clear the B-Line Service bus envelope as indicated by LIDAR. Remove Tree.	Contest removal - Retain tree – Clearances are in place as per arborists comments. *High retention value
973	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with dominant 1 x lower PL and small branch stub on upper trunk. Streetview image indicates pruning of 2 x lowest PL. Field assessment confirms conflict with 1 x lower PL of 180mm 0 over roadway and possible conflict with branch stub on upper trunk (higher PL has adequate clearance).	The required pruning will result in approximately 10-15% canopy loss, which is considered acceptable. No adverse impact.	Retain tree. Prune 1 x lower PL of 180mm 0 extending over roadway to the north-west. Prune to branch collar at junction with trunk. Reduce small branch stub on upper trunk closer to trunk.	Retain tree – Prune as per arborist recommendations
974	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with trunk. Streetview image indicates tree removal. Field assessment indicates trunk conflict due lean with evidence of previous damage.	LIDAR indicates whole tree removal. Field assessment concurs that removal is necessary to provide adequate vehicle clearance.	Remove tree. Limited opportunity for replacement planting (no vacancy except current location).	Removal required to maintain required clearances for B-line project.
978	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with trunk. Streetview image indicates tree removal. Field assessment indicates trunk conflict due lean. Tree will continue to grow out toward roadway as it matures. Located on curve in road.	LIDAR indicates whole tree removal. Field assessment concurs that removal is necessary to provide adequate vehicle clearance.	Remove tree. Limited opportunity for replacement planting due to awnings over footpath (no vacancy except current location).	Contest removal – Retain tree – Standard clearances appear to be in place. No trunk damage evident.
980	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with co-dominant PL (leader). Streetview image indicates pruning of PL. Field assessment confirms conflict with upper trunk and main leader, leaning out over roadway.	The required pruning will result in approximately 50% canopy loss and have a significant detrimental impact on health and visual amenity.	Remove tree. Limited opportunity for replacement planting (no vacancy except current location).	Removal required to maintain required clearances for B-line project.

Tree number	Species	Assessment of potential conflicts	Likely impact on health and/or structural integrity.	Recommendations/ implications of B-Line Service bus envelope	Council Comments
985	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with lowest PL extending over roadway. Field assessment confirms conflict with 1 x lower PL (120mm) extending to north-west over road.	The required pruning will result in approximately 5- 10% canopy loss, which is considered acceptable. No adverse impact.	Retain tree. Prune 1 x lower PL of 120mm extending over roadway to the north-west. Prune to branch collar at junction with trunk.	Retain tree – Prune as per arborist recommendations
986	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with trunk (wing mirror) and lower PL. Streetview image indicates tree removal. Field assessment confirms conflict with upper trunk and main leader, leaning out over roadway.	LIDAR indicates whole tree removal. Field assessment concurs that removal is necessary to provide adequate vehicle clearance.	Remove tree. Limited opportunity for replacement planting (no vacancy except current location).	Removal required to maintain required clearances for B-line project
987	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with 2 x lower PLs. Streetview image indicates tree removal. Field assessment confirms conflict with 2 x lower PLs of 100 and 150mm.	The required pruning will result in approximately 10-15% canopy loss, which is considered acceptable. No adverse impact.	Retain tree. Prune 1 x lower PL of 150mm and 1 x 100mm extending over roadway to the north- west. Prune to branch collar at junction with trunk.	Retain tree – Prune as per arborist recommendations *High retention value
988	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with trunk (wing mirror) and lower PL. Streetview image indicates tree removal. Field assessment confirms conflict with trunk and lower PL of 350mm.	LIDAR indicates whole tree removal. Field assessment concurs that removal is necessary to provide adequate vehicle clearance. Even without trunk conflict, pruning would result in 30-40% crown loss, which would result in a detrimental impact.	Remove tree. Limited opportunity for replacement planting (no vacancy except current location).	Contest - retention in short term until establishment of new planting. No trunk damage evident *High retention value Removal required to maintain required clearances for B-line project.
991	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with trunk and lower PLs. Streetview image indicates tree removal. Field assessment confirms trunk conflict, with evidence of previous damage. Trunk bends out over kerb line and located on curve in roadway.	LIDAR indicates whole tree removal. Field assessment concurs that removal is necessary to provide adequate vehicle clearance.	Remove tree. Limited opportunity for replacement planting (no vacancy except current location).	Removal required to maintain required clearances for B-line project
992	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with 2 x lower PLs. Streetview image indicates pruning 3 x lower limbs. Field assessment confirms one PL (north-west side) already pruned and conflict with 1 x lower SL of 180mm extending to west.	The required pruning will result in approximately 20% canopy loss, which is not desirable but tolerable.	Roads and Maritime have determined that this tree must be removed to accommodate road widening works at Holt Avenue. Remove Tree.	Removal required for road widening purposes, other wise, retain tree – Prune as per arborist recommendations *High retention value

Tree number	Species	Assessment of potential conflicts	Likely impact on health and/or structural integrity.	Recommendations/ implications of B-Line Service bus envelope	Council Comments
994	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with trunk. Streetview image indicates tree removal. Field assessment confirms trunk conflict, with evidence of previous damage. Trunk bends out over kerb line and located on curve in roadway.	LIDAR indicates whole tree removal. Field assessment concurs that removal is necessary to provide adequate vehicle clearance.	Remove tree. Opportunities for replacement planting in the near vicinity are limited due to existing trees, pavements and shop awnings.	Contest - retention in short term until establishment of new planting. No trunk damage evident *High retention value Removal required to maintain required clearances for B-line project.
999	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with upper trunk. Streetview image indicates tree removal. Field assessment confirms trunk conflict due lean.	LIDAR indicates whole tree removal for road widening. Field assessment concurs that removal is necessary to provide adequate vehicle clearance.	Remove tree (potential hazard). Replacement planting would be feasible in the near vicinity or same position, depending on nature and extend of road widening.	Removal required to maintain required clearances for B-line project
1001	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with 2 x lower PLs. Streetview image indicates pruning of PLs. Field assessment confirms 1 x lowest PL already pruned, 1 x PL of 80mm 0 (south) and SL 50mm 0 (south-east, with fracture) in conflict.	The required pruning will result in approximately 10-15% canopy loss, which is considered acceptable. No adverse impact.	Retain tree. Prune 1 x lower PL of 80mm 0 and 1 x SL 50mm 0 extending over roadway to the south and south-east. Prune to branch collar at junction with trunk and PL as applicable.	Retain tree – Prune as per arborist recommendations
1002	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with upper trunk and PLs. Streetview image indicates tree removal. Field assessment confirms trunk conflict due lean.	LIDAR indicates whole tree removal for road widening. Field assessment concurs that removal is necessary to provide adequate vehicle clearance.	Remove tree. Replacement planting would be feasible in the near vicinity or same position, depending on nature and extend of road widening.	Removal required to maintain required clearances for B-line project
1003	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with 2 x lower SLs. Streetview image indicates pruning of SLs. Field assessment confirms conflict with SL of 160mm 0 (south) and 100mm 0 (south-east).	The required pruning will result in approximately 10-15% canopy loss, which is considered acceptable. No adverse impact.	Retain tree. Prune 2 x lower PL of 160mm 0 and 100mm 0 extending over roadway to the south and south-east. Prune to branch collar at junction with trunk.	Retain tree – Prune as per arborist recommendations
1004	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with upper trunk. Streetview image indicates tree removal to accommodate road widening.	Proposed road widening works will necessitate removal.	Remove tree. Replacement planting may be feasible in the near vicinity (depending on the nature and extent of the proposed road widening)	Removal required for road widening purposes , other wise, retain tree – Prune for standard clearances.

Tree number	Species	Assessment of potential conflicts	Likely impact on health and/or structural integrity.	Recommendations/ implications of B-Line Service bus envelope	Council Comments
1007	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with trunk and most PLs on south side over road. Streetview image indicates tree removal. Field assessment indicates 1 x PL 270mm 0 and 1 x PL 160mm0 in conflict, but trunk clear.	LIDAR indicates whole tree removal. Field assessment indicates that removal appears to be unnecessary to provide adequate vehicle clearance. The required pruning will result in approximately 20-30% canopy loss, which is not desirable, but this tree will tolerate the required pruning.	Roads and Maritime have determined that this tree must be removed to clear the 8-Line Service bus envelope as indicated by UDAR . Remove Tree.	Contest removal – Retain tree – Standard clearances appear to be in place. No trunk damage evident *High retention value
1008	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with trunk. Streetview image indicates tree removal. Field assessment confirms trunk conflict due to lean toward road.	LIDAR indicates whole tree removal. Field assessment concurs that removal is necessary to provide adequate vehicle clearance.	Remove tree.	Removal required to maintain required clearances for B-line project
1009	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with PL. Streetview image indicates pruning of PL. Field assessment confirms conflict with PL of 300mm 0).	The required pruning will result in approximately 60% canopy loss and have a significant detrimental impact on health and visual amenity.	Remove tree. Opportunities for replacement planting in the near vicinity are limited due to existing trees, pavements and shop awnings.	Removal required to maintain required clearances for B-line project *High retention value
1028	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with trunk. Streetview image indicates tree removal. Field assessment confirms tree has already been removed and replaced with a new tree. No conflict.	No adverse impact	Retain tree. No action required.	Retain tree. No action required
1029	<i>Melaleuca quinquenervia</i> (Broad- leaved Paperbark)	LIDAR indicates conflict with upper trunk. Streetview image indicates tree removal. Field assessment confirms trunk leans over kerb line in conflict.	LIDAR indicates whole tree removal. Field assessment concurs that removal is necessary to provide adequate vehicle clearance.	Remove tree. Opportunities for replacement planting in the near vicinity are limited.	Removal required to maintain required clearances for B-line project
1042	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with trunk and 2 x lowest PL extending over roadway. Streetview image indicates tree removal. Field assessment indicates only 1 x lower PL of 100mm 0 in conflict.	LIDAR indicates whole tree removal. Field assessment indicates that removal is unnecessary to provide adequate vehicle clearance. Required pruning will not result in any adverse impact.	Retain tree. Prune 1 x lower PL of 100mm 0 extending over roadway to the east. Prune to branch collar at junction with trunk.	Retain tree – Prune as per arborist recommendations

Tree number	Species	Assessment of potential conflicts	Likely impact on health and/or structural integrity.	Recommendations/ implications of B-Line Service bus envelope	Council Comments
1052	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with trunk. Streetview image indicates tree removal. Field assessment confirms conflict with PL extending to north-west only and trunk clear of any conflict.	The required pruning will result in approximately 30-40% canopy loss, which is not desirable, but this tree will tolerate the required pruning.	Retain tree. Prune 1 x lower PL of 200mm 0 extending over roadway to the north-west. Prune to branch collar at junction with trunk.	Retain tree – Prune as per arborist recommendations
1055	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with PL (co-dominant leader and SL). Streetview image indicates tree removal. Field assessment confirms conflict with 1 x lower SL extending to north-west only and trunk clear of any conflict (200mm+ from kerb line).	LIDAR indicates whole tree removal. Field assessment indicates that removal appears to be unnecessary to provide adequate vehicle clearance. Required pruning will not result in any adverse impact.	Roads and Maritime have determined that this tree must be removed to clear the B-Line Service bus envelope as indicated by LIDAR. Remove Tree.	Contest removal – Retain tree – Prune as per arborist recommendations
1058	Melaleuca quinquenervia (Broad-leaved Paperbark)	LIDAR indicates conflict with lowest PL extending over roadway. Field assessment confirms conflict with 1 x lower PL (250mm0) extending to north-west over road.	The required pruning will result in approximately 10-15% canopy loss, which is considered acceptable. No adverse impact.	Retain tree. Prune 1 x lower PL of 250mm 0 extending over roadway to the north-west. Prune to branch collar at junction with trunk.	Retain tree – Prune as per arborist recommendations
1059	<i>Melaleuca quinquenervia</i> (Broad-leaved Paperbark)	LIDAR indicates conflict with lowest PL extending over roadway. Field assessment indicates branch is clear with no conflict	No pruning required. Removal of the nominated limb would result in 20-30% canopy loss, which is not desirable.	Retain tree. No pruning recommended.	Retain tree. No pruning recommended.
1077	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with trunk k. Streetview image indicates tree removal. Field assessment confirms trunk conflict due to lean toward road with evidence of previous damage.	LIDAR indicates whole tree removal. Field assessment concurs that removal is necessary to provide adequate vehicle clearance.	Remove tree. Opportunities for replacement planting in the near vicinity are limited due to existing trees, pavements and shop awnings.	Contest - retention in short term until establishment of new planting. No trunk damage evident *High retention value Removal required to maintain required clearances for B-line project.
1082	<i>Syagrus romanzoffianum</i> (Cocos Palm)	LIDAR indicates conflict with trunk. Streetview image indicates tree removal. Field assessment confirms trunk conflict (wing mirror).	LIDAR indicates whole tree removal. Field assessment concurs that removal is necessary to provide adequate vehicle clearance.	Remove tree.	Removal required to maintain required clearances for B-line project

Tree number	Species	Assessment of potential conflicts	Likely impact on health and/or structural integrity.	Recommendations/ implications of B-Line Service bus envelope	Council Comments
1083	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with 2 x lower PLs. Streetview image indicates pruning is required. Field assessment confirms both limbs have 5 metres clearance from roadway and therefore no pruning should be required.	The required pruning (as per LIDAR recommendation) will result in approximately 30% canopy loss, which is not desirable but tolerable.	Roads and Maritime have determined that this tree must be pruned to clear the B-Line Service bus envelope as indicated by LIDAR. Prune 1 x lower SL of approximately 200mm in diameter to branch collar.	Retain tree – Prune as per arborist recommendations *High retention value
1090	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with upper trunk. Streetview image indicates tree removal. Field assessment confirms trunk is clear for 5 metres from road pavement with at least 400mm lateral clearance.	LIDAR indicates whole tree removal. Field assessment concurs that removal is unnecessary to provide adequate vehicle clearance.	Retain tree. No pruning recommended.	Retain tree. No pruning recommended *High retention value
1097	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with trunk and 1 x lower PL. Streetview image indicates tree removal. Field assessment confirms trunk leans over kerb line in conflict and 1 x PL 150mm 0 in conflict.	LIDAR indicates whole tree removal. Field assessment concurs that removal is necessary to provide adequate vehicle clearance.	Remove tree. Opportunities for replacement planting are limited. Close to 4-storey building.	Contest - retention in short term until establishment of new planting. No trunk damage evident Removal required to maintain required clearances for B-line project.
1098	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with 2 x lower PLs. Streetview image indicates tree removal. Field assessment confirms both limbs have 4.6 metres clearance from roadway, but may lower into conflict zone after rain due added weight of moisture on foliage.	LIDAR indicates whole tree removal. Field assessment concurs that removal is necessary to provide adequate vehicle clearance.	Remove tree. Opportunities for replacement planting are limited. Close to 4-storey building.	Removal required to maintain required clearances for B-line project
1101	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with trunk and 1 x lower PL. Streetview image indicates tree removal. Field assessment confirms trunk leans over kerb line in conflict with evidence of previous damage.	LIDAR indicates whole tree removal. Field assessment concurs thickly removal is necessary to provide adequate vehicle clearance.	Remove tree. Opportunities for replacement planting are limited. Close to 4-storey building.	Removal required to maintain required clearances for B-line project
1114	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with trunk due to slight lean toward road. Field assessment confirms conflict with trunk and evidence of previous vehicle damage.	LIDAR indicates whole tree removal. Field assessment concurs that removal is necessary to provide adequate vehicle clearance.	Remove tree. Replacement nearby is not feasible to paved nature strip and overhanging shop awnings.	Removal required to maintain required clearances for B-line project *High retention value

Tree number	Species	Assessment of potential conflicts	Likely impact on health and/or structural integrity.	Recommendations/ implications of B-Line Service bus envelope	Council Comments
1118	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with PL (180mm 0) (dividing into 3 SLs). Field assessment confirms conflict with PL.	The required pruning will result in approximately 30-40% canopy loss, which is not desirable, but this tree will tolerate the required pruning.	Roads and Maritime have determined that this tree must be removed to clear the B-Line Service bus envelope. Remove tree.	Contest removal – Retain tree – Prune as per arborist recommendations
1121	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with lowest PL, Streetview image indicates conflict with 3 x PLs. Field assessment confirms conflict with 3 x lowest PLs, 1 x 160mm 0 extending to the west, 1x 100mm 0 extending to the south and 1 x 160mm 0 extending to the east.	The required pruning will result in approximately 15-20% canopy loss, which is not desirable, but this tree will tolerate the required pruning.	Retain tree. Prune 3 x lower PL of 160mm 0 160mm 0 and 100mm 0 extending over roadway to the west, east and south. Prune to branch collar at junction with trunk.	Retain tree – Prune as per arborist recommendations *High retention value
1129	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with 1 x lower PL extending to north over road. Field assessment confirms conflict with lowest PL to north (320 mm 0).	The required pruning will result in approximately 50% canopy loss and have a significant detrimental impact on health and visual amenity.	Remove tree. NB: Streetview image indicates pruning only. Limited opportunities for replacement planting (no vacancies exist).	Removal required to maintain required clearances for B-line project
1130	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with trunk and 3 x lower PLs (2 x 170mm 0 and 1 x 220mm 0) extending to north over road leans trunk toward kerb, but appears to have adequate clearance. Field assessment confirms PLs in conflict	The required pruning will result in approximately 30-40% canopy loss, which is not desirable, but this tree will tolerate the required pruning	Remove tree. Trunk will gradually increase in girth causing conflict in medium term (10-15 years)	Contest removal – Retain tree – Prune as per arborist recommendations *High retention value
1131	<i>Platanus x hybrida</i> (London Plane)	Field assessment confirms conflict with lowest PL to north (600-700mm) extending to north over road. Slight bulge in trunk over kerb	25-30% canopy loss, which is not desirable, but this tree will tolerate the required pruning	Retain tree. Prune 1 x lower PL of 600mm 0	Retain tree – Prune as per arborist recommendations *High retention value
1135	<i>Platanus x hybrida</i> (London Plane)	LIDAR indicates conflict with trunk at about 2-4 metres. Streetview image indicates tree removal. Field assessment indicates small protrusion only at 2-3 metres (small partly occluded wound). Appears to have adequate vertical clearance to 4.6 metres+	Removal of this tree does not appear to be necessary. Tree removal is not recommended	Roads and Maritime have determined that this tree must be removed to clear the B-Line Service bus envelope. Remove Tree	Contest removal – Retain tree *High retention value
1139	<i>Platanus x hybrida</i> (London Plane)	confirms conflict with lowest PL to north (300mm extending to north over road. Field assessment extending over roadway to north.	10% canopy loss, which is acceptable. No adverse impact.	Retain Tree. Prune one lower PL X 250 to branch collar at junction with trunk.	Retain tree – Prune as per arborist recommendations

Tree number	Species	Assessment of potential conflicts	Likely impact on health and/or structural integrity.	Recommendations/ implications of B-Line Service bus envelope	Council Comments
1140	Platanus x hybrida (London Plane)	LIDAR indicates conflict with trunk and 1 x lower PL extending to north over road. Field assessment confirms trunk 'bulges' out over kerb		Remove Tree. Limited opportunity for replacement	<p>Contest - retention in short term until establishment of new planting. No trunk damage evident</p> <p>*High retention value</p> <p>Removal required to maintain required clearances for B-line project.</p>
1141	Platanus x hybrida (London Plane)			Retain tree	<p>Retain tree – Prune as per arborist recommendations</p> <p>*High retention value</p>
1152	Platanus x hybrida (London Plane)	LIDAR indicates conflict with trunk at about 2-4 metres. Streetview image indicates tree removal. Field assessment indicates trunk leans over kerb line in conflict		Remove tree. Replacement nearby appears feasible.	<p>Removal required to maintain required clearances for B-line project</p> <p>*High retention value</p>
1164	Ficus virens (Deciduous Fig)	LIDAR indicates conflict with descending foliage and PL at about 2-4 metres. Unable to be verified conclusively in field due to traffic volume. Appears 2 x large lateral PLs (500-600mm Ø) to north in conflict. Large Woody roots growing over kerb also in conflict.	Removal of PLs would result in 15-20% canopy loss, which would result in disfigurement and may result in an adverse impact. Removal of roots will result in a significant adverse impact.	The required pruning of this tree (canopy or roots) is not recommended. Forms part of a Heritage Item (St.Leonards Park) and is considered to have Heritage Significance. Consider other options to avoid potential conflict (currently under review by Roads and Maritime).	<p>Retain tree - St Leonards Park is on the NSW Heritage Register.</p> <p>Consider other options – no pruning to be undertaken. Deciduous Fig to be preserved.</p> <p>*High retention value</p>
1194	Melaleuca quinquenervia (Broad-leaved Paperbark)	LIDAR indicates conflict with upper trunk (2 x upright SLs). Streetview image indicates tree removal. Field assessment indicates both branches are clear and no conflict exists (removal of tree appears to be unnecessary).	Pruning to comply with LIDAR recommendation would necessitate 50% canopy loss, which would result in a detrimental impact.	Roads and Maritime have determined that this tree must be pruned to clear the B-Line Service bus envelope as indicated by LIDAR. The tree will not tolerate the extent of pruning determined by Roads and Maritime and therefore the removal of this tree is recommended.	<p>Removal required to maintain required clearances for B-line project</p> <p>*High retention value</p>
1194A	Melaleuca quinquenervia (Broad-leaved Paperbark)	LIDAR indicates conflict with PL. Streetview image indicates no pruning is required. Field assessment indicates 1 x PL of 200mm Ø extending to north may be in conflict.			<p>Contest removal - Retain tree - Prune as per arborist recommendations</p>