

Memo

To: Mary Osman

diverse

Cc: Craig Lupton; Paul Whitten; Clare Lee

vibrant

From: Carrie Lindsay

Date: 14/03/2018

exciting

Subject: 115 Victoria Parade, Fitzroy (PLN17/0991)

inclusive

We have received the plans for the ACU development in Fitzroy (PLN16/0085) and provide the following feedback:

Streetscape and Natural Values comment:

- The amenity value, tree removal costs and offset costs for the two (2) Pin Oak trees located in Napier Street are: \$21,329.92 + GST
- There are an additional 11 trees located in Young St, Victoria Pde and Napier St that are at risk of damage by works and/or movement of vehicles and plant associated with works.
- A bond should be applied to these trees whose collective amenity value is \$75,071.00. A blanket bond of \$50,000.00 should cover these assets.
- Additional costs will apply for any pruning or removal works required should damages occur.
- The tree protection management report is acceptable and any conditions within should be made enforceable under the planning permit.

Open Space comment:

Design

- It would be preferable to continue the line of the trees proposed along the Victoria Street site boundary up to the Napier Street intersection to provide a continuous 'green edge' and a human-scale to the Victoria street frontage.
- The edge of the indicative water feature is located on the property boundary at Victoria Street and close to the access ramp to the building. Is the edge of the water feature raised? Some clarity around how clear paths of travel are communicated on ground is required.
- Is there external access to the sunken gardens (either side of the Victoria Street entry) – do these have a relationship with the streetscape space?

General

- A detailed landscape plan should be provided that shows:
 - botanical and common name of all planting, quantity and location, pot size and time of plating and mature height and spread of all proposed planting.
 - Landscape details of proposed raised planters

If you require any further input, or would like to discuss these comments in more detail, please don't hesitate to contact me on 9205 5725.

Regards

Carrie Lindsay

Coordinator Open Space Planning and Design

