

Landscape Referral Response

Application Number:	DA2020/1487
Date:	03/03/2021
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot 2 DP 2610 , 89 Cutler Road CLONTARF NSW 2093

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

This application is for the alterations and additions to an existing residential dwelling. Alterations include the demolition and replacement of the existing roof, removal of existing retaining walls and re-cladding of existing external walls, with additions inclusive of an extension to an existing balcony and first floor, as well as a new deck on the first floor and retaining walls in the front of the site.

Councils Landscape Referral section has considered the application against the Manly Local Environment Plan, and the following Manly DCP 2013 controls:

- 3.3.1 Landscaping Design
- 3.3.2 Preservation of Trees or Bushland Vegetation
- 4.1.5 Open Space and Landscaping
- 5.4.1 Foreshore Scenic Protection Area

The Statement of Environmental Effects provided with the application notes that the site does not contain any significant mature trees, and that all trees located on site shall be retained. A tree, as defined in the Manly DCP, is a palm or woody perennial plant, single or multi stem greater than 5m in height. A tree of this height or greater is deemed significant from Council's perspective, and would therefore necessitate protection. The Site Survey identifies a total of four trees within the site boundaries with heights ranging from 5m to 14m, two trees within the foreshore which are 12m and 17m tall respectively, as well as an additional tree in the road reserve which has a height of 10m. All of these trees are deemed significant and should therefore be protected and retained unless recommended for removal by an Arborist.

The proposed works appear to have significant effects on two trees within the site. The first tree to likely be impacted is located adjacent to the western boundary, and is located within the footprint of the new stairs. The proposed works would therefore require its removal. The second tree likely to be impacted by the proposal is located adjacent to the existing garage within an existing garden. Existing retaining walls are to be removed, which are likely to effect the existing ground levels and soil stability, possibly increasing the risk of tree failure and likelihood of future stability issues.

Considering all of the above, it is recommended that an Arboricultural Impact Assessment be provided in order to gain insight into the existing tree species located on site and their associated retention values and landscape significance. In addition, the Arboricultural Impact Assessment shall assess the likely impact the proposed works shall have on these existing trees, and what site specific tree protection measures are needed in order to ensure these are retained in a healthy manner. If these trees cannot be retained, and an alternative design solution cannot be achieved, compensatory tree planting shall be required.

The retention of existing significant trees is necessary to comply with control 3.3.2, as a key object of this control is "to protect and enhance the scenic value and character that trees and bushland vegetation provide". This is particularly important as the subject site is located within the terrestrial biodiversity area, as outlined in the Manly LEP - *Part 6.5 Terrestrial biodiversity*. Key objectives of this clause are to protect native flora and fauna, protect ecological processes as well as "encourage the conservation and recovery of native flora and fauna and their habitats".

Concern is also raised regarding the limited information provided regarding the proposed landscaping. The proposed works include various planters that appear to be on structure (above OSD tank for example), as well as other at-grade planters and lawn. More information, particularly in relation to plant species and soil depth is needed for these planters, and in the event of trees being removed, canopy trees will also be required to be shown. New trees shall be located within 9m² of soil, and located a minimum 3m away from existing and proposed buildings, and 2m from boundaries. The completion of landscape works is necessary to satisfy control 3.3.1 and 4.1.5, which both seek to maximise soft landscaped areas, encourage tree planting, as well as the maintenance and retention of existing vegetation and bushland.

At this stage, the landscape component of the proposal is not supported as insufficient information has been provided regarding the protection and retention of existing trees on site, and the likely impact proposed works shall have on the health and vitality of these trees. In addition, key information regarding the proposed landscape works is also not evident. It is therefore recommended that an Arboricultural Impact Assessment and a Landscape Plan be provided as per the Development Application Lodgement Requirements.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

Nil.