

## Landscape Referral Response

<b>Application Number:</b>	DA2022/0840
<b>Date:</b>	27/06/2022
<b>Responsible Officer:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 1 DP 932637 , 41 Pacific Parade MANLY NSW 2095

### 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

The development application is for alterations and additions to the existing dwelling, as described and illustrated in the Reports and Plans. A Landscape Plan and a Arboricultural Impact Assessment accompany the application and are assessed as part of this Landscape Referral. It is noted that the Landscape Plan only provides information of existing trees retained or removed, walling and stairs, paved and deck areas, garden areas, and lawn areas, without any other landscape design information, and this matter shall be discussed latter in the assessment.

Council's Landscape Referral section have considered the application against the Manly Local Environment Plan, and the following Manly DCP 2013 controls (but not limited to):

- 3.3.1 Landscaping Design
- 3.3.2 Preservation of Trees or Bushland Vegetation
- 4.1 Residential Development Controls including but not limited to 4.1.4 Setbacks (front, side and rear) and Building Separation, and 4.1.5 Open Space and Landscaping, and 4.1.5.2 (c) Minimum Tree Plantings where applicable

All the existing street trees along Pacific Parade are protected under Local Heritage item i191 of the Manly Local Environmental Plan, including the Camphor Laurel fronting the development site and identified as tree 18 in the Arboricultural Impact Assessment.

The Statement of Environmental Effects notes that the proposed new works are contained within the existing building footprint and will retain the existing area of soft landscaping, and no substantial planting is to be removed to accommodate the new works. It is noted that the proposed building extension and the proposed pool and outdoor living area with decking, paving and walling requires the removal of two existing trees identified in the Arboricultural Impact Assessment as tree 7 (Jacaranda) and tree 8 (Mango) however both as exempt species by species type (tree 7) of by height (tree 8) and no objections are therefore raised as under the DCP management or removal can proceed without Council consent. Additionally other existing trees within the front setback and part of the western side boundary are proposed for removal including tree 1 (Frangipani), tree 2 (Tree Fern), tree 3 (Pittosporum), and trees 5 and 6 (Kentia Palm), and removal of these mainly exempt species is unavoidable should the application be approved.

The front setback is proposed as predominately hardstand that decreases the landscape area available to establish planting to soften the built form, and in consideration of Manly DCP control 4.1.4 Setbacks (front, side and rear) it is determined that the limited landscape area within the front setback does not achieve the intent of objective 4) "To enhance and maintain natural features by: accommodating planting, including deep soil zones, vegetation consolidated across sites, native vegetation and native trees". The Landscape Plan submitted does not provide any landscape design information on how this control is satisfied, and as expressed it is doubtful that the landscape area proposed is adequate for appropriate landscape treatment to satisfy the control. Additionally the Landscape Plan does not provide any information on existing and/or proposed landscape design to satisfy control 3.3.1, and the existing trees retained and/or removed are not co-ordinated with the Arboricultural Impact Assessment.

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.