

Royal Far West

Northern Beaches Council Landscape Referral Response – DA 2022/1000

THE FOLLOWING TABLE HAS BEEN PREPARED IN RESPONSE TO COUNCIL'S LANDSCAPE REFERRAL RESPONSE (DATED 24.08.2022) AND AS REFERENCED IN COUNCIL'S RFI LETTER DATED 16.09.2022

No.#	Summary of Key Council feedback	JILA Response
1	DEEP SOIL	
	<p>- the numerical requirements of State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development (SEPP 65), objective 3E Deep Soil Zone is not satisfied. A minimum 7% is required, and an approximate calculated area of 4.65% along the western boundary to property 12 Wentworth Street and southern boundary to property 25-29 Victoria Parade and part of the Manly Village School is provided.</p>	<p>The Concept Approval allowed for a basement on the entire site and non-residential uses on the ground floors and was unable to comply with the requirement for deep soil zones.</p> <p>In the S75W Modification of the Concept Approval the NSW Department of Planning in its Modification Assessment Report - April 2022 noted the following:</p> <p><i>Despite not achieving the ADG requirements for deep soil zones, the Department is satisfied the proposal would provide sufficient landscaping across the site to provide amenity for residents and the public and help screen and soften the proposed development from neighbouring properties.</i></p> <p><i>The Department also accepts the site is constrained by its dense urban environment and the approved basement, which limits the provision of deep soil zones across the site.</i></p>
2	GROUND LEVEL ON STRUCTURE PLANTING	
	<p>The proposed selection of large sized trees (Angophora costata 20m, Banksia integrifolia 15m, and Eucalyptus botryoides 25m) on structure over basement raises concern regarding the practicality of establishing such tall trees on structure and within appropriate soil volumes that do not appear to be adequately provided with this scheme,</p>	<p>We have been working with the architect and structural engineer to develop a planted environment over the ground floor slab which will support trees in the courtyards long term. Utilising both structural set downs in the slab and integrated raised planting areas formed of naturalistic sandstone blocks and paving heights, we have been able to increase and maximise the soil depths over the slab. Soil volumes are noted on the revised set of drawings.</p> <p>Trees will be Banksia integrifolia through the courtyard between buildings C and D, more exposed to sea winds, and Angophora costata in the Drummond courtyard where greater soil depth and volume can be created, and in a more protected environment.</p>
	<p>Such trees in advanced years carry a heavy trunk, branch and canopy load and in combination with other planting, soil and planter materials, any structure is required to support the 'wet weight' of soil and vegetation, and the design intent may not be achieved with the availability of the soil volumes under this proposal,</p>	<p>The slab has been designed to support these loads with detail advice received from the project Structural Engineer.</p>

	<i>It appears that inadequate soil area and volumes are provided for the establishment of tree planting as proposed on structure in accordance with the Apartment Design Guide objective 4P Planting on Structures. It appears that only small trees and palms may be supported within the on structure areas as shown,</i>	See response above, and soil volumes calculated on the Drawings. These soil volumes are considered sufficient for the tree species selected as the environment in which they will be growing.
	<i>The sections show an impracticable gradient to the mounding which would result in continual maintenance issues with material moving onto the adjacent paved surfaces. Mounding gradients should not exceed 1:3 and if mounding is to be this steep suitable edge conditions shall be considered so all material is contained to the planting beds,</i>	This has been noted and revised – see sections on the Drawings.
	<i>Support anchoring systems should be considered for the large tree and palm plantings on slab to reduce any stability risks for the trees/palms as they mature,</i>	This system will be implemented in the design development phase.
	<i>Tree planting locations must consider any overhead structures, and in particular the two Angophoras adjacent to Building B and the group of three trees to the west of the northern Building D,</i>	Noted. Following further detailed work with the project structural engineer, an amendment to some of the tree locations and species is included in these revised drawings.
	<i>It is unknown if the following soil areas and volumes, as suggested in the Apartment Design Guide under section 3E Deep Soil, are achieved for the proposed tree planting:</i> › Large trees 13-18m high: 80m3 soil volume › Medium trees 9-12m high: 35m3 soil volume › Small trees 6-8m high: 15m3 soil volume	Section 3E refers to planting in deep soil. This condition occurs only along the southern & western boundaries. Assuming a depth of 1 metre minimum, there is an approximate volume of 80m3 overall. This section of planting will have mixed rainforest gully trees, medium trees and generally narrow growing. Please also refer to the earlier comments regarding deep soil zones and the Concept Approval.
3	GROUND LEVEL PUBLIC DOMAIN SURFACE MATERIALS	
	<i>-the proposed crushed sandstone in an urban environment with high pedestrian movements is likely to create extensive ongoing maintenance costs for the future strata body corporation and whilst the ideology is understood, the ground surfaces selected should be able to withstand high use as is to be expected in such a 'public' environment.</i>	The areas where crushed granite/sandstone are being utilised aren't expected to receive a lot of pedestrian movement due to their use around the large sandstone blocks. These obstructions will prompt pedestrian movement to the boundary of the site which will be paved with council specified paving. Maintenance of this area is expected to be minimal and will be borne by the strata body corporate. Detail design aspects such as ensuring minimal drainage across the surface will also assist in ensuring a successful outcome here.
4	ACTIVE STREET FRONTAGES	
	<i>-the setback at ground level from the proposed Retail premises along South Steyne to the boundary at approximately 2500mm</i>	These ground floor retail tenancies include a number of seating options including the generous internal courtyard space as well as

	<i>may be viewed as inadequate to service the Retail premises for outdoor dining, and additionally not impede upon the public footpath area where high volume pedestrian movement is likely, and it is encouraged that a more serviceable width be provided that creates public domain social and economic benefits and safe passage.</i>	the street frontage area. A greater street setback (assuming the courtyard dimensions remain the same) would likely negatively impact the size of these retail tenancies and may limit the commercial offerings that can be provided.
5	TREES	
	Three heritage listed Norfolk Island Pine street trees under the Manly Local Environmental Plan (item 246) are located within the Wentworth Street road reserve and shall be protected by conditions as imposed. Three trees within adjoining property 25-29 Victoria Parade are in proximity to the works and the Arboricultural Impact Assessment advises of minimal physical impact subject to tree protection measures. Of concern is that whilst the physical attributes for retention of the Cooks Pine (tree 14) is determined not to be an arboricultural constraint, the environmental impact from increased cast shadow from the proposed buildings is unknown and should be reviewed and comments provided as an addendum to the Arboricultural Impact Assessment.	The Project Arborist has addressed this item in the updated AIA addendum letter.