

Landscape Referral Response

Application Number:	DA2021/0275
Date:	19/04/2021
Responsible Officer:	Thomas Burns
Land to be developed (Address):	Lot 1794 DP 752038 , 90 Griffiths Street FAIRLIGHT NSW 2094

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 minor demolition of internal walls and structures to create more space for the family room, as well as kitchen and dining area, with additions inclusive of a new garage, new lower ground area comprising of a rumpus room, gym, storage, and bathroom, as well as a new swimming pool.

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

The Statement of Environmental Effects provided with the application notes that the proposal will retain all existing trees to maximise residential amenity and protect natural features, inclusive of all trees along the southern and western boundaries surrounding the proposed pool. This is supported in the Architectural Plans provided as these trees have been noted for retention.

Concern is raised regarding how these trees are to be retained as the proposed pool, including the required excavation, is located both within the Tree Protection Zones (TPZ) and possibly the Structural Root Zones (SRZ) of these existing trees. It is noted that these trees form a large hedge with multiple trees, and is therefore exempt under control 3.3.2, specifically 3.3.2.3 *Clause c) iii*). Despite being exempt, these trees have been identified for retention as part of this proposal, and therefore require evidence of how they are going to be retained throughout development. It is recommended that an Arboricultural Impact Statement be provided with the application, identifying how these existing trees are going to be retained and the impacts of the proposed works on both the short and long term health and vitality of these trees. These trees currently provide valuable screening and privacy, alongside built form softening and mitigation, all of which are key objectives of control 4.1.5. Key objectives of control 4.1.5 include "to maintain and enhance the amenity (including sunlight, privacy and views) of the site, the streetscape and the surrounding area", as well as "to maximise soft landscaped areas and open

space at ground level, encourage appropriate tree planting and the maintenance of existing vegetation and bushland". If these trees cannot be retained, and are removed as a result, replacement screen planting is required to ensure privacy is maintained.

Concern is also raised regarding the limited information provided in relation to proposed planting. The Architectural Plans provided indicate that landscape works are proposed adjacent to the eastern boundary, in addition to that surrounding the proposed deck and pergola at the rear of the property. It is currently unclear as to how privacy shall be maintained at the rear of the property as proposed plant species and their associated mature heights is currently unknown. It is also noted that from the Site Survey provided, numerous trees are located along this boundary, however these have not been identified in the Architectural Plans provided. It is therefore recommended that a Landscape Plan be provided with the application in accordance with Council's DA Lodgement Requirements.

In its current form, the landscape component of the proposal is not supported. It is recommended that an Arboricultural Impact Assessment and Landscape Plan be provided with the application in accordance with Council's DA Lodgement Requirements. These documents are required to satisfy concerns regarding tree retention and protection, and the limited information provided regarding proposed landscape works. Upon receipt of these documents, further assessment can be made.

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.