

## Landscape Referral Response

<b>Application Number:</b>	DA2021/0226
<b>Date:</b>	23/03/2021
<b>Responsible Officer:</b>	Adam Mitchell
<b>Land to be developed (Address):</b>	Lot 1 DP 959013 , 24 Lauderdale Avenue 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 construction of a new vehicle crossover and hardstand to existing residential dwelling to accommodate two new car parks.

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

- 3.1.1 Streetscape (Residential Areas)
- 3.3.1 Landscaping
- 3.3.2 Preservation of Trees or Bushland Vegetation
- 4.1.5 Open Space and Landscaping
- 4.1.6 Parking, Vehicular Access and Loading (Including Bicycle Facilities)

The Statement of Environmental Effects provided with the application notes that there will be no adverse impact towards the natural and built environment, nor adverse impact on the streetscape as a result of the proposal. This statement is not necessarily supported in the supplied drawings, as the proposal seeks to remove a large area of existing turf, small areas of low-lying planting as well as two larger shrubs/small trees. The proposal seeks to replace this with a large hardstand area to accommodate two car parks. It is noted that the proposed hardstand shall be of a pervious nature, comprising of crushed sandstone or equivalent.

Concern is raised regarding the proposed crossover and hardstand width and its dominance over the street frontage. The street frontage has a width of 10.16m, with the proposed hardstand sitting at 6.45m wide. Control 4.1.6, specifically 4.1.6.1 *Parking Design and the Location of Garages, Carports or Hardstand Areas*, states that "the maximum width of any garage, carport or hardstand area is not to exceed a width equal to 50 percent of the frontage, up to a maximum width of 6.2m". In its current form, the proposed hardstand does not comply with either numerical requirement as part of this control. This large hardstand area also detracts from the sites ability to successfully mitigate the bulk and scale of the built form, a key objective of controls 3.3.1 and 4.1.5. Currently, the existing screen planting within the front setback which provides valuable screening and softening of the built form, however this would

be required to be removed as a result of the proposed works. It is however noted that the adjoining properties, both to the east and west, have large portions of hardstand areas that also are non compliant with control 4.1.6.

Although the surrounding properties provide a precedent for the proposal, it is still recommended that the proposed works be required to adhere to relevant controls as per the Manly DCP. Specifically, it is important to provide a compliant design that seeks to complement the character as well as style of the larger locality in accordance with control 3.1.1. The intention of these controls is to not only plan for now, but also to set precedents and plan for the future development of the area. In addition, if the control was to be enforced, greater landscape area would be available to provide meaningful screening and built form mitigation, therefore comfortably satisfying conditions 3.3.1 and 4.1.5.

Should Development Engineering and Planning Teams determine the application is acceptable, additional screen planting shall still be required within the front yard in order to provide additional screening and built form mitigation.

The landscape component of the proposal is therefore accepted subject to the following conditions.

The proposal is therefore supported.

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

#### **Recommended Landscape Conditions:**

### **CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

#### **Required Screen Planting**

Screen planting shall be planted in accordance with the following:

i) a minimum 8x shrubs shall be proposed within the front setback on the proposed earth batters (minimum 4x either side of proposed hardstand). Suggested species include: *Acmena smithii* 'Minor', *Syzygium* 'Cascade' or similar.

The selected planting is to comprise of native species capable of attaining a height of 2 metres at maturity.

Plants are to be installed at minimum 1 metre intervals and be of a minimum container size of 200mm at planting in a garden bed prepared with a suitable free draining soil mix and minimum 50mm depth of mulch.

Prior to the issue of an Occupation Certificate, details shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: To maintain environmental amenity.

### **ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

#### **Landscape Maintenance**

If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting.

If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan and any conditions of consent.

All weeds are to be removed and controlled in accordance with the NSW Biosecurity Act 2015.

Reason: To maintain local environmental amenity.

### **Undesirable Trees**

Leighton Green Cypress *Cupressocyparis leylandii* or any of its cultivars, or any other Undesirable Trees identified by Council, must not be planted on the site for the life of the development.

In the event of any inconsistency between this condition and the development application documents, this condition will prevail to the extent of the inconsistency.

Reason: To reduce the potential for adverse amenity effects such as overshadowing, loss of views and loss of plant diversity.