

## Landscape Referral Response

<b>Application Number:</b>	DA2023/0020
<b>Date:</b>	23/02/2023
<b>Proposed Development:</b>	Demolition work and change of use of site to an educational establishment (Stella Maris College) and installation of temporary demountable buildings.
<b>Responsible Officer:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot CP SP 12627 , 50 Eurobin Avenue MANLY NSW 2095 Lot 1 SP 12627 , 1 / 50 Eurobin Avenue MANLY NSW 2095 Lot 2 SP 12627 , 2 / 50 Eurobin Avenue MANLY NSW 2095 Lot 42 DP 14521 , 48 Eurobin Avenue 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 application seeks consent for demolition work and change of use of site to an educational establishment (Stella Maris College) and installation of temporary demountable buildings.

The Plans and Arborist's Report indicate that all trees from the site are to be removed.

It is noted that the SEE states that no trees are to be removed to accommodate the proposed works.

However there are at least two trees indicated on the Survey Plan to be 5m height, and a further eight trees of 5m or more height to be removed.

It is noted that Manly DCP Dictionary defines a tree as:

**tree**

means a palm or woody perennial plant, single or multi stem greater than 5m in height.

It is apparent therefore that some 13 trees are to be removed to accommodate the works.

It is noted that the majority of the trees to be removed are listed in Manly DCP as Exemption Species (Figure 7A). Whilst the species listed in Fig 7A are noted as suitable for removal without consent (subject to certain conditions), they are still defined as trees if they fit the dictionary definition.

The Landscape Plan provided indicates replanting of 5 palm trees which could grow to a height that meet the definition of a tree under the DCP.

Under Section 4.1.5.2 Landscaped Area each lot currently requires planting of at least 1 tree from the

list of native trees in Schedule 4 Part B.

Trees proposed to be planted do not reflect the species in Schedule 4.

The proposed demountables also impact upon the landscaped open space area provided .

The issue of the application for change of use from Residential to educational establishment school is left for planning consideration.

However under the current Zoning, the proposal does not comply with landscape requirements.

If however the proposal is to be supported on planning considerations, recommended conditions have been provided.

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.