

Landscape Referral Response

Application Number:	DA2018/1708
Date:	20/12/2018
Responsible Officer:	Luke Perry
Land to be developed (Address):	Lot 2 DP 589654 , 197 Sydney Road FAIRLIGHT NSW 2094 Lot 87 DP 1729 , 195 Sydney Road 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

The landscape component of the proposal, in it's current form, is not acceptable, with the following concerns raised:

- Inadequate landscape treatment, including substantial tree planting, commensurate with the size of the development, to reduce the bulk and scale of the development and its built form dominance to the streetscape and surrounding properties, as a result of a reduced front setback,
- Capacity of the landscape areas along the side boundaries to support appropriate tree and screening planting, with soil volume area interrupted and impacted by built structures including paths, walling and stairs. The Manly Development Control Plan defines landscaped area as: part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

Council's Landscape section have assessed the application against the landscape controls of Manly DCP2013, section 3: General Principles of Development, section 4: Development Controls and Development Types, and the State Environmental Planning Policy (Affordable Rental Housing).

State Environmental Planning Policy (Affordable Rental Housing), Division 3, clause 29 (b) requires that the landscape treatment of the front setback area is compatible with the streetscape.

- Concern is raised that the built form of the frontage walling, basement entry and cafe at street level as illustrated on drawing A01.00 (A) and the limited landscape setback on Level 01 as illustrated on drawing A01.01 (A), fails to provide adequate landscape area to allow for the establishment of tree and screening vegetation to integrate the development into the streetscape character. The landscape outcome as illustrated on the Landscape Plans LA-DA06 to LA-DA10 results in the built form / development height dominating the streetscape, with inadequate tree and screening vegetation to soften the development.

The following Manly Development Control Plan 2013 controls are not satisfied:

3.3.1 Landscaping Design

b) Planting criteria including Native Plant Species and Amenity

i) Landscaped Areas must be capable of supporting new native tree species that are typically expected to reach a mature height of 10m notwithstanding the minimum dimension requirements at paragraph 4.1.5.2 of this plan.

- Concern is raised that the landscape proposal for tree planting on-slab to provide softening to the built form is not achievable, excluding the central courtyard area, with insufficient soil volume provided for planting. Tree planting as proposed to the on-slab planters are not sufficient in soil volume and thus the capacity of the planters to support vegetation is reduced to smaller vegetation such as shrubs. Typically, medium sized trees (9-12m high) require 35 cubic metres of soil, and small trees (6-8m high) require 15 cubic metres of soil (source: NSW Apartment Design Guide 2015), to support root and canopy growth in the long term.

3.3.3 Footpath Tree Planting

The installation of footpath trees is supported to satisfy the aims of the former Manly Council's Tree Management Policy 2011

- No street tree planting is proposed to provide softening of the built form.

4.1.4.1 Street Front setbacks

b) a minimum 6m front setback generally applies.

d) Projections into the front setback may be accepted for unenclosed balconies, roof eaves, sun-hoods, chimneys, meter boxes and the like, where no adverse impact on the streetscape or adjoining properties is demonstrated to Council's satisfaction.

- Concern is raised that the built form of the frontage walling, basement entry and cafe at street level within the front setback creates a visual and physical impact upon the landscape amenity of Sydney Road and fails to integrate the development into the streetscape character.

4.1.5.2 Landscaped Area

Minimum Dimensions and Areas

b) Minimum dimensions and areas must provide for the following:

i) soil depth of at least 1m for all landscaped areas either in ground or above ground in raised planter beds

- Clarification is required that all on-slab planters used for the landscape area calculation are a minimum of 1.0m depth, as concern is raised that planters as proposed in areas do not achieve this requirement, and thus the landscape amenity and capacity to soften the built form is diminished.
- It is noted that the rooftop planter is shallow in depth and can't be used for landscape area calculations.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.