
Sent: 15/02/2022 11:46:45 PM
Subject: DA 2022/0020 28 Cliff Street Manly

Dear Sir/Madam

We have two key objections and concerns regarding the proposed works at the neighbouring property 28 Cliff Street Manly:

1. Effect on trees on our property

According to documents included under the development application the work will require the pruning of two of the trees on our property and will impact the root system of these trees. To our knowledge the owner's corporation has not been consulted about this.

These trees provide privacy, enhance our outlook through their natural beauty and by screening the walls of the neighbouring building, provide shade for our garden and habitat for native birds and animals. Mature trees such as these have been shown to have a cooling influence so are important for the microclimate of our property.

We do not wish to see their canopy diminished.

We are concerned that disturbance to their roots could kill these trees or shorten their lifespan.

Tree 3 is particularly impacted with 16% (>10% threshold) encroachment on the Tree Protection Zone and its Structural Root Zone also majorly affected.

The Arborist's report assesses these trees as Low Value. Tree 4 is rated as having more than 15 years life in it and of Medium significance (to the public, not to its owners!) so it should be rated as Medium Value according to the matrix. Similarly, Tree 3 may have less years left in it but is still rated as Medium significance so should also be rated as Medium Value, not Low Value. The remedial care required for Tree 3 is not specified but we are happy to care for our trees.

The matrix for Tree Retention Value gives lower value to mature trees. According to recent research, mature trees are of high value. It is no wonder so many mature trees are lost in our city.

These trees are not of low value to us or the community at 22-26 Cliff Street, nor to the animals that live in them, and should be valued by the broader community due to their size and maturity. Large, mature trees are a rare feature of private gardens in Manly.

These trees are of very high value to us. Moreover, it would take many years to grow new trees to provide the same amenity and enjoyment these trees provide.

2. Noise

We are concerned about the possible noise of the lift. How loud will it be on the outside of the surrounding wall? We did not notice this specified in the documents but may have missed it.

Your sincerely
Linda Stephens and George Brown
5/22-26 Cliff Street, Manly NSW 2095