

Memo

Department

To: Northern Beaches Local Planning Panel

From: David Auster - Planner

Date: 8/12/2020

Subject: 504 Pittwater Road, North Manly

Record Number: DA2019/1217

At the briefing meeting the Panel requested further commentary in regard to landscaping on site. In particular, questions were raised with regard to possible impacts on trees T4 and T5 (Paperbark and Red Gum located on the adjoining site), and on soil depth in this area.

With regard to trees T4 and T5, Council's Landscape Officer has provided the following further commentary:

"With regard to the pruning impacts on Trees 4 and 5 I can offer the following comments.

The Arboricultural Impact Assessment prepared by Urban Forestry Australia correctly identifies on Pages 9 and 10 that pruning of the trees will be required to accommodate scaffolding and building works.

The report goes on to consider at 4. Conclusions on page 13 Dot Point 3 that provided the recommendations of the report are implemented, adverse effects are unlikely.

In 5. Recommendations on pages 15 and 16, the matter of pruning both trees is addressed, with a limit of 15% of canopy under Arborist Supervision.

Recommended Conditions of consent include the requirement for a Project Arborist to be appointed prior to commencement to address all tree protection measures as indicated in the Urban Forestry report.

Tree Protection Conditions also require that tree protection measures (which includes pruning) be in accordance with the report by Urban Forestry Australia.

As such, it is considered that the conditions provided align with the recommendations of the report and the impact on the trees is acceptable."

With regard to deep soil area on site, the assessment report states that *"The development provides for 164m² deep soil area within a minimum dimension of 1.5m which equates to 9.1% of the site area."*

These areas have been re-measured, and an error in the calculation above was found. The amount of deep soil area on site is in fact 248.1m² (13.8% of site area). This includes the 30.1m² area in the front setback in the north western corner which has minimum dimensions from nil to 6m in width, and 218m² of deep soil area in the southern and eastern setbacks, with dimensions between 1.5m and 6.7m.

The south eastern corner of the proposed basement is a minimum of 1.5m from the rear boundary. The soil depth above the basement is 300mm, and the areas above the basement car park have not been included in the calculation of deep soil area above. The soil area located in the central courtyard (a further 303.4m²) is 1m in depth, and also has not been included in the calculation above.

As discussed in the report under SEPP 65, much of the deep soil area does not achieve the minimum 6m width dimension. However, it is well in exceedance of the minimum 7% of site area required, and is supported on merit.