

## Landscape Referral Response

<b>Application Number:</b>	Mod2018/0646
<b>Date:</b>	04/01/2019
<b>Responsible Officer:</b>	Ashley Warnest
<b>Land to be developed (Address):</b>	Lot 6 DP 18433 , 17 Maretimo Street BALGOWLAH NSW 2093

### 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 modification proposal is not acceptable.

The proposed stormwater pit and line as located on the stormwater plan DR-001 prepared by Stellen Consulting is within the tree protection zone of the existing tree T1 - Casuarina.

To warrant approval, revised plans are required with the stormwater pit and line relocated to minimise impact upon the health of the existing Casuarina. It is advised that consultation shall be sought with a Level 5 AQZ Arborist to determine an appropriate location for the stormwater pit and line.

Council's Landscape section have assessed the application against the landscape controls of Manly DCP 2013, section 3: General Principles of Development, and section 4: Development Controls and Development Types.

### Referral Body Recommendation

Recommended for refusal

### Refusal comments

### Recommended Landscape Conditions:

Nil.