

Landscape Referral Response

Application Number:	Mod2021/0707
Date:	22/09/2021
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot 2 DP 1071850 , 46 Pine Street 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 is to modify the development consent DA0172/2002 conditions for property 46 Pine Street that are impacted by the stormwater requirements for property 48 Pine Street under development consent DA2020/0961, whereby stormwater assets within property 48 Pine Street are required to be replaced and repositioned running alongside the boundary with 46 Pine Street.

Development consent DA0172/2002 conditions 2, 3, 4, 41, 43, and 44 relate to the retention of existing trees within property 46 Pine Street that are impacted by the relocation of the stormwater assets within property 48 Pine Street. An owners consent letter from the owners of 46 Pine Street is provided for the owner of 48 Pine Street to submit the modification application to remove development consent DA0172/2002 conditions 2, 3, 4, 41, 43, and 44.

An Arboricultural Impact Assessment is provided with the modification application that assesses the impacts of the stormwater assets relocation upon two existing Brushbox trees located with property 46 Pine Street. It is determined that the proposed stormwater re-alignment will cause a major tree protection zone encroachment for trees identified as T2 and T3 - Brushbox as well as T1 - Kentia Palm, by extensive excavation of soils that would cause an unacceptable level of risk of tree failure either during construction or post completion.

Landscape Referral raise no objections to the removal of the conditions 2, 3, 4, 41, 43, and 44 pertaining to the two Brushbox trees under development consent DA0172/2002 as proposed in this modification, based on the arboricultural investigations and assessment of impact.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

Nil.