

Landscape Referral Response

Application Number:	Mod2024/0245
Date:	27/05/2024
Proposed Development:	Modification of Development Consent DA2023/0206 granted for Construction of a dwelling house
Responsible Officer:	Nick England
Land to be developed (Address):	Lot B DP 419338 , 11 B Hill Street WARRIEWOOD NSW 2102

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 for modification to development consent DA2023/0206 as described in reports and as illustrated on plans. The proposed modification to construct a subsurface stormwater detention system and relocated the existing pool is located where turf areas are proposed under development consent DA2023/0206 and no changes occur to the proposed landscape setting as approved. The proposed subsurface stormwater detention system is located in proximity to the existing Norfolk Island Pine and a arboricultural statement is submitted by a Consulting Arborist that the additional encroachment into the tree protection zone "will be sustainable if managed sensitively" and it is noted that under development consent DA2023/0206, conditions 16. Tree and Vegetation Protection and condition 22. Condition of Retained Vegetation, deal with arboricultural requirements to be satisfied, and as such no objections are raised to the modification proposal from Landscape Referral.

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.