

## Landscape Referral Response

<b>Application Number:</b>	Mod2025/0427
<b>Date:</b>	11/08/2025
<b>Proposed Development:</b>	Modification of Development Consent DA2023/0206 granted for Construction of a dwelling house
<b>Responsible Officer:</b>	Tess Johansson
<b>Land to be developed (Address):</b>	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 Statement of Modification includes the following proposed changes for consideration of Landscape Referral: Removal of existing banana trees; accurate placement of the approved swimming pool and stormwater retention system on the landscape plan; provision of updated information in response to Condition 8 of the development consent (Amended Landscape Plan); installation of a hedge along the western boundary and access handle; creation of garden beds for future planting by the owner post-handover; and correct identification of all retaining walls on the landscape plan.

It is noted that Banana trees are exempt species and do not require Council consent for management or removal. No concerns are raised with the landscape plan except the selected tree planting does not satisfy condition 8 and this condition shall remain.

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.