

Landscape Referral Response

Application Number:	Mod2024/0282
Date:	17/06/2024
Proposed Development:	Modification of Development Consent DA2020/0070 granted for Alterations and additions to a dwelling house including a swimming pool
Responsible Officer:	Simon Ferguson Tuor
Land to be developed (Address):	Lot 252 DP 16212 , 131 Gondola Road NORTH NARRABEEN NSW 2101

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 DA2020/0070, to reduce the height of the pool out of the ground. The approved consent included landscape area adjacent to the pool along the southern boundary and to the eastern boundary and the modification introduces paving to the eastern boundary and part southern boundary adjacent to the pool. The landscape area calculation however remain unaltered from the approved plans to the modification plans. Should the Assessing Planning Officer raise no issues with the landscape area reduction, Landscape Referral raise no concerns.

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.