

## Landscape Referral Response

<b>Application Number:</b>	Mod2023/0430
<b>Date:</b>	14/08/2023
<b>Proposed Development:</b>	Modification of Development Consent DA2018/1708 granted for Demolition works and construction of a boarding house
<b>Responsible Officer:</b>	Kye Miles
<b>Land to be developed (Address):</b>	Lot 2 DP 589654 , 197 Sydney Road FAIRLIGHT NSW 2094 Lot 87 DP 1729 , 195 Sydney Road FAIRLIGHT NSW 2094

### 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 DA2018/1708 including minor adjustments to the boarding house to improve constructability, resident amenity, and building functionality, and to regularise additional rock removal that has occurred along the western boundary per instructions of the project geotechnical / structural engineers.

In terms of this Landscape Referral, the modification includes deletion of the southern planters at Level 5, due to the following reason as outlined in the Statement of Environmental Effects "Planters on the southern elevation of the building, which are below balustrade level and difficult to access, are not preferred from a maintenance and viability perspective", and no concerns are raised by Landscape Referral. It is advised that development consent conditions 17, 18, 41, and 52, relative to landscape works remain unaltered.

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.