

## Landscape Referral Response

<b>Application Number:</b>	Mod2022/0657
<b>Date:</b>	19/12/2022
<b>Proposed Development:</b>	Modification of Development Consent DA2020/0820 granted for alterations and additions to a dwelling house
<b>Responsible Officer:</b>	Thomas Burns
<b>Land to be developed (Address):</b>	Lot 3 DP 29283 , 87 Alexandra Crescent BAYVIEW NSW 2104

### 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 development consent DA2020/0820 described as: tunnel walkway from garage to access internal lift omitted; external lift to front façade reinstated; lower floor storage area extended to align with deck over; external stair construction changed to masonry; and internal lift overrun headheight increased 100mm.

The landscape outcomes of the development consent are not impacted upon and remain subject to the development consent Landscape Referral conditions 18 and 25.

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.