

23 November 2021

Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099 Australia

Attention: DA Lodgement Team

To Whom it may concern,

**RE: S4.55 (1A) Application
Statement of Modification
20 Fisher St Balgowlah Heights**

We request a minor amendment to condition of consent no.25 in the Development Application DA2019/0877, approved on 27 December 2019.

The condition states:

25. Landscape completion certification

a) Prior to the issue of an Occupation Certificate, documentation prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with the approved landscape plan and inclusive of any conditions of consent.

Reason: To ensure that the landscape treatments are installed to provide landscape amenity.

The house is almost complete and ready for occupation, however, delays due to the Covid lockdown has meant the programme for the landscaping was compressed and delays occurred for landscaping labour and materials. Further, planting some varieties at the beginning of summer is not recommended.

The Owners are required to move back into their house in December. While the landscaping is fully underway (and many aspects will be complete by the move-in date), it will not be finalised until early 2022. Condition 25 prevents the Owners from obtaining an Occupation Certificate for the house which is necessary for insurances and safety purposes.

We request condition 25 be removed or modified so that an Occupation Certificate can be obtained for the house and suggested wording is below:

25. Landscaping works shall be completed within 6 months of the Occupation Certificate being issued and documentation prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with the approved landscape plan and inclusive of any conditions of consent

Should you have any queries, please do not hesitate to contact me.

Yours faithfully,



**Nerida Bawtree
Principal Architect**