

## Landscape Referral Response

<b>Application Number:</b>	Mod2021/0776
<b>Date:</b>	25/10/2021
<b>Responsible Officer:</b>	Clare Costanzo
<b>Land to be developed (Address):</b>	Lot B DP 104229 , 64 Fairlight Street 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 the development consent DA2019/1092 for alterations and additions to a dwelling house including a new swimming pool.

The modification application seeks to delete the approved swimming pool within the front setback, include a new carport structure above existing at-grade car space, and modify the approved external works including expanded and adapted seating area with a gas fire and large water feature within the front setback, with changes to the landscaped area design, new pergola structure above existing rear deck, relocation of water and gas meters to front setback and other minor changes to the approved plans.

Landscape Referral raise no concerns with the proposed landscape outcome provided by the updated landscape proposal.

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:

#### **CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

### Landscape Completion

Landscape works shall be implemented in accordance with the approved Landscape Plans L.SK.01 revision H and L.SK.02 revision G.

Prior to the issue of an Occupation Certificate, details (from a landscape architect or landscape designer) shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.