

## Landscape Referral Response

<b>Application Number:</b>	Mod2023/0481
<b>Date:</b>	21/09/2023
<b>Proposed Development:</b>	Modification of Development Consent DA2018/1412 granted for Construction of a dwelling house
<b>Responsible Officer:</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot 4 DP 1240491 , 104 A Wakehurst Parkway ELANORA HEIGHTS 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 of development consent DA2018/1412 as described in reports and as illustrated in plans. The modification proposal alters the front facade located in proximity to existing natural landscapes features (large rock outcrop and a gum tree). The modification proposal for a double V concrete column to support the dwelling above, as documented, is located upon the rock outcrop however the extent of excavation does not impact upon the visual amenity of the natural landscape feature and is complimentary.

No Landscape Referral concerns are raised.

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.