

## Landscape Referral Response

<b>Application Number:</b>	DA2025/0188
<b>Date:</b>	10/03/2025
<b>Proposed Development:</b>	Use of part of a dwelling house as a studio
<b>Responsible Officer:</b>	Anaiis Sarkissian
<b>Land to be developed (Address):</b>	Lot A DP 362759 , 47 Plateau Road AVALON BEACH NSW 2107

### 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

Landscape Referral raise no issues, based on the information provided.

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.