

## Landscape Referral Response

<b>Application Number:</b>	Mod2024/0451
<b>Date:</b>	10/09/2024
<b>Proposed Development:</b>	Modification of Development Consent DA2022/0084 granted for demolition works and construction of a dwelling house, secondary dwelling and swimming pool
<b>Responsible Officer:</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot 114 DP 8394 , 73 Marine Parade 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

The application is for modification to development consent DA2022/0084.

The proposed amendments are internal only and will not change the landscape outcome approved in DA2022/0084, and as such the existing conditions remain. No further conditions are imposed.

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.