

## Landscape Referral Response

<b>Application Number:</b>	Mod2022/0205
<b>Date:</b>	09/05/2022
<b>Responsible Officer:</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot 432 DP 16902 , 96 Palmgrove 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

The application is for modification to development consent DA2020/1014 consisting of building modifications, as well as the following external modification to be reviewed by Landscape Referral: modification of the pool layout/design; new side, rear retaining walls; removal of the rear yard 'intermediate level'; relocation of rear stairs; and adjustment of front entry stairs setback.

Due to the proximity of the proposed modification pool and rear boundary retaining walls to the adjoining site trees, an updated Arboricultural Report by Hugh The Arborist is submitted with the modification application. The report determines that the proposed modification works will not impact the health or longevity of the trees to be retained, and in association with the tree and vegetation protection conditions imposed with development consent DA2020/1014, no concerns are raised by Landscape Referral.

Conditions 22 - Protection of Street Trees, and 23 - Tree and Vegetation protection, adequately provide retention and protection requirements and no additions to the conditions are required under this modification application and the conditions remain. Other landscape conditions: 24 - Landscape Completion; and 28 - Landscape Maintenance, likewise do not require any amendment and remain.

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.