

## Landscape Referral Response

<b>Application Number:</b>	Mod2024/0611
<b>Date:</b>	22/11/2024
<b>Proposed Development:</b>	Modification of Development Consent DA2023/1745 granted for Alterations and additions to a dwelling house including a swimming pool and carport
<b>Responsible Officer:</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot 383 DP 16902 , 85 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 DA2023/1745 as described in reports and as illustrated on plans. The proposed modifications include a widened carport and hardstand, and the proposal is within close proximity to an existing tree which is identified as an exempt species. It is noted that exempt species under the DCP may be managed or removed without Council consent, thus Landscape Referral raise no concerns.

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.