

Landscape Referral Response

Application Number:	DA2025/0150
Date:	26/02/2025
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool
Responsible Officer:	Anaiis Sarkissian
Land to be developed (Address):	Lot 19 DP 8698 , 77 Central 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 seeks consent for: Demolition works and construction of a dwelling house including swimming pool.

The Arborist's report prepared by Jackson's Nature Works and Landscape Plan prepared by Mathieson are noted.

The Arborist's Report indicates that four exempt trees and one non-exempt tree are required to be removed to accommodate the new crossover and driveway. No objections are raised to the removal of the exempt trees.

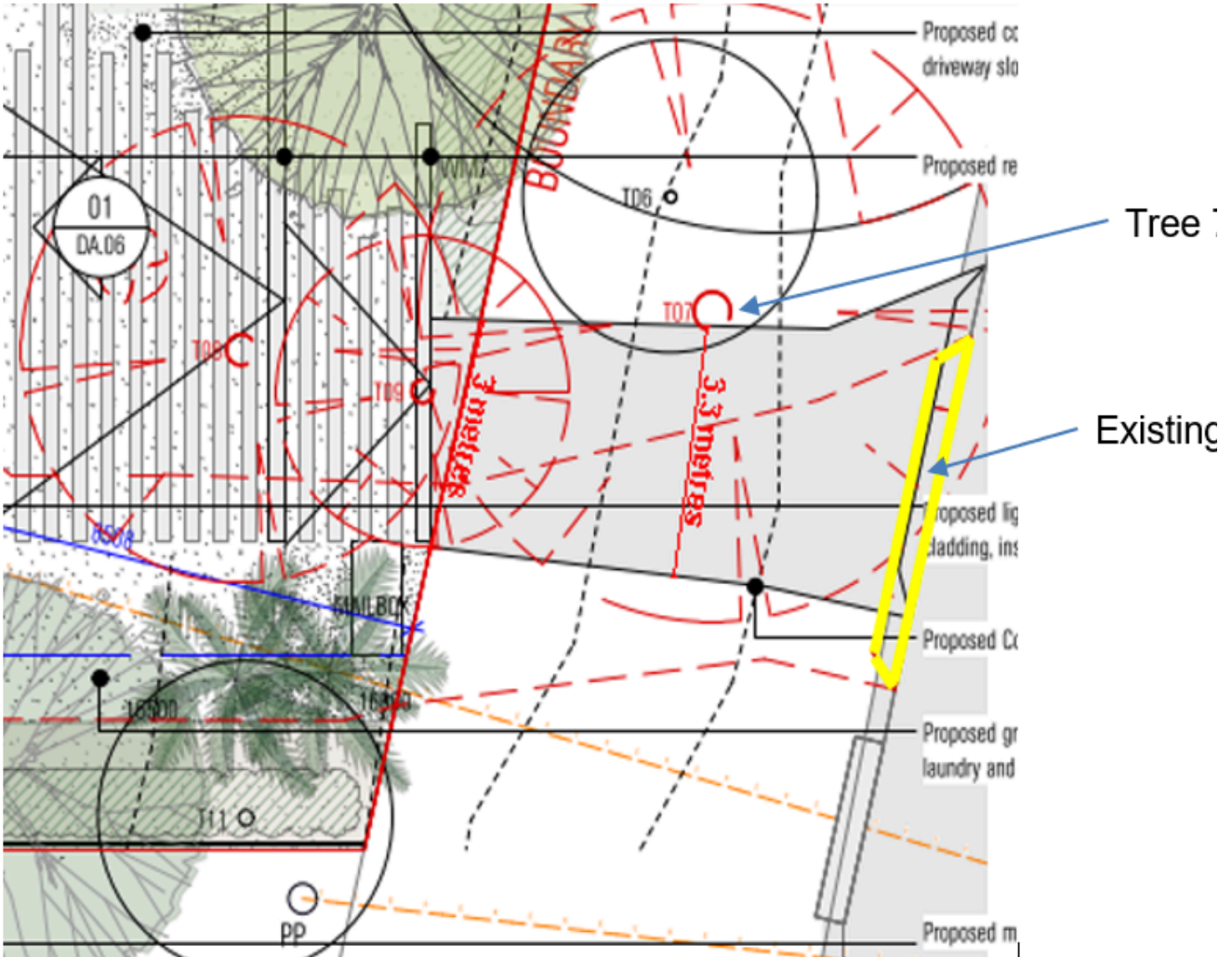
The non-exempt tree to be removed, Tree 7 *Eucalyptus resinifera*, is located within the Central Road road reserve, adjacent to an existing layback and crossover.



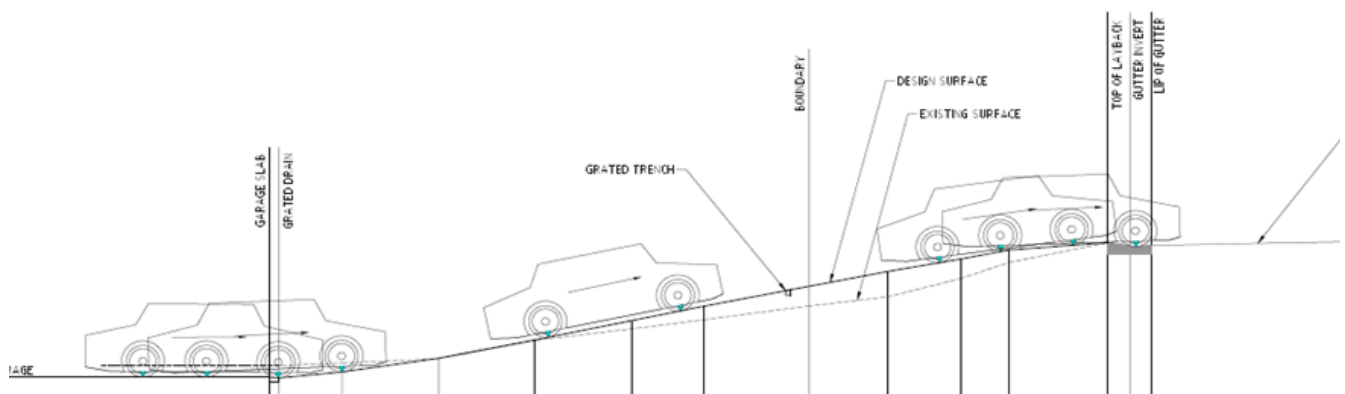
Tree 7 is described as of Medium landscape significance and High retention value.

Tree 7 forms part of a significant streetscape along Central Road, dominated by tall native trees.

The plans indicate that the tree would be immediately adjacent to the new driveway crossover. It is noted that the proposed crossover is located closer to the tree than the existing crossover.

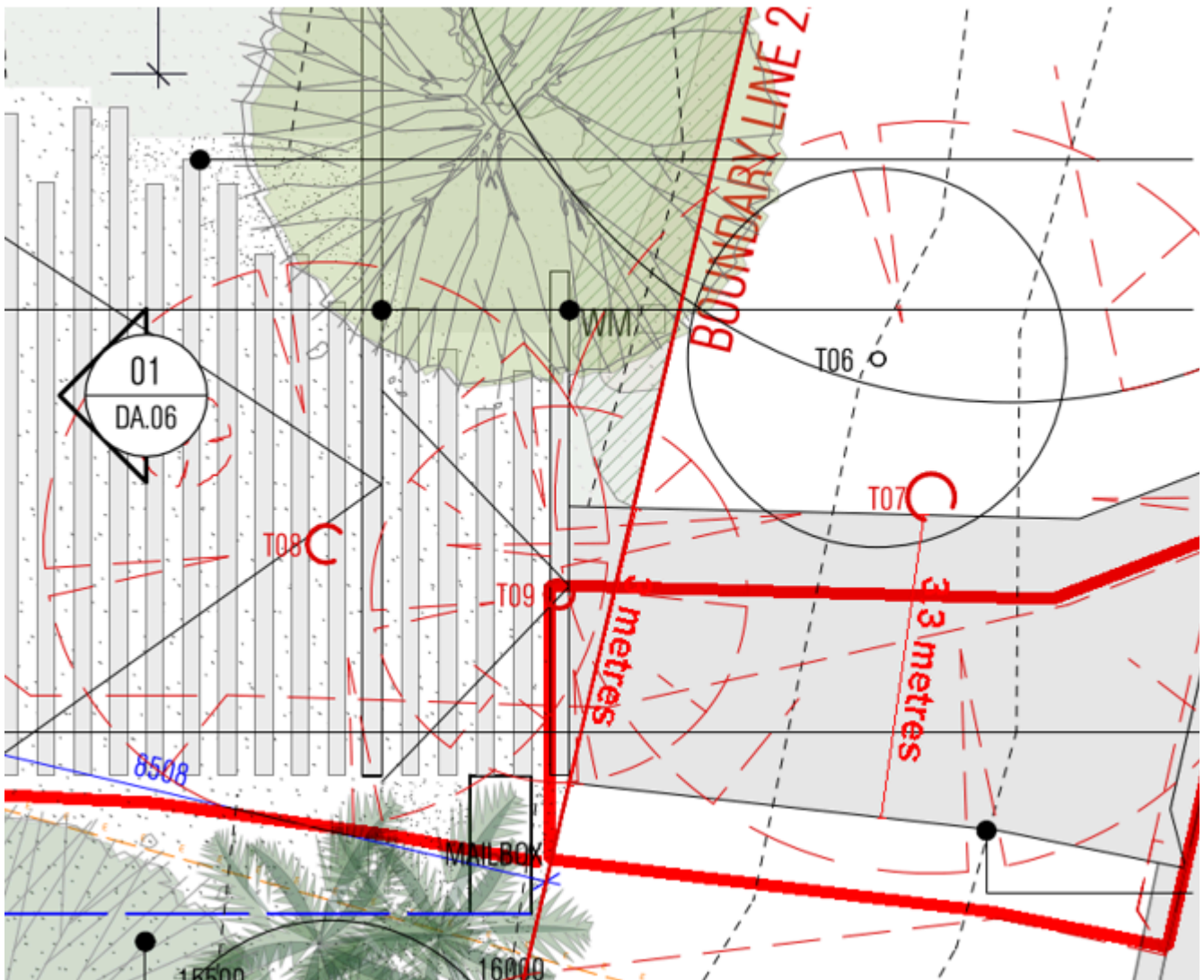


The Driveway Long Section provided by Intrax indicates that the driveway is to be constructed above existing levels to achieve compliant grades.



New crossover above existing ground levels

If the existing latback location is maintained the new driveway could be provided clear of the tree trunk, enabling its retention.



Suggested crossover alignment (Red lines)

As the removal of the tree is not supported and there appears to be an alternate solution to enable retention, the proposal is not able to be supported with regard to landscape issues at this stage.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

Nil.