

Landscape Referral Response

Application Number:	Mod2022/0503
Date:	25/10/2022
Responsible Officer:	Brittany Harrison
Land to be developed (Address):	Lot 23 DP 17189 , 36 Albert 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 DA2020/0346, seeking amendments to the internal layout of the dwelling, and relocation of the carport / driveway.

The relocation of the carport and driveway will considerably change the landscape outcome of development consent DA2020/0346. No Arboricultural information has been provided for the tree which would require removal to facilitate the new carport location; however, Council has identified the tree as a native *Melaleuca* species which is providing significant amenity to the streetscape. Landscape Referral is not in support of the trees removal and recommends the existing driveway is utilised for the modification, and the carport be located on the northern side of the front setback (the same side approved in development consent DA2020/0346) to enable the retention of the tree.

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.