

Landscape Referral Response

Application Number:	Mod2025/0277
Date:	16/06/2025
Proposed Development:	Modification of Development Consent REV2020/0023 granted for alterations and additions to a dwelling house including a swimming pool
Responsible Officer:	Nick England
Land to be developed (Address):	Lot 4 DP 18667 , 205 Riverview Road AVALON BEACH NSW 2107 Lot LIC 517541 , 205 Riverview 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 REV2020/0023 as described in reports and as illustrated on plans. In terms of the landscape setting outcomes the following information is submitted: Arborist Addendum dated 26/05/25, and Landscape Plans A-1 to A-7 inclusive as prepared by ODE.

Landscape Referral raise no concerns with the submitted recommendations of the Arborist Addendum and the design outcome of the Landscape Plans.

Condition 1. Approved Plans and Supporting Documents in either or all of parts a) b) and c), shall reference the above Arborist Addendum and Landscape Plans.

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.