

## Landscape Referral Response

<b>Application Number:</b>	Mod2024/0141
<b>Date:</b>	05/04/2024
<b>Proposed Development:</b>	Modification of Development Consent DA2022/1619 granted for alterations and additions to a dwelling house including a swimming pool
<b>Responsible Officer:</b>	Anaiis Sarkissian
<b>Land to be developed (Address):</b>	Lot 20 DP 28663 , 65 Dolphin Crescent 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 DA2022/1619 as described in reports and as illustrated on plans, comprising: extend the existing swimming pool area to the north and west; extend pavers to the north, east and west of the swimming pool; remove existing retaining walls and garden, and provide new retaining walls; removal of two shrubs, and the relocation of four plants; and reconfigure existing stairs.

The removal of the two shrubs and relocation of other plants within the Biodiversity Values Map (BVM) area is accompanied by a ecological assessment by Enviro Ecology that confirms that the modification will not trigger entry into the NSW Biodiversity offset scheme (BOS), therefore no biodiversity development assessment report (BDAR) is required, and this matter shall be determined by Council's Bushland and Biodiversity Referral team.

An updated Arboricultural Impact Assessment is submitted and no existing trees are impacted by the proposed modification, and development consent conditions remain.

As identified in the amended Landscape Plan, the two existing shrubs are located outside of the BVM area and as exempt by height, Landscape Referral raise no concerns for removal. The four Cycads proposed for relocation and these are located within the BVM area and are proposed for relocation nearby and these are suitable species for transplanting.

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.