

Landscape Referral Response

Application Number:	Mod2025/0392
Date:	20/08/2025
Proposed Development:	Modification of Development Consent DA2020/0008 for Demolition works and construction of a seniors housing development
Responsible Officer:	Anaiis Sarkissian
Land to be developed (Address):	Lot 27 DP 9151 , 3 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 is for modification to development consent DA2020/0008 as described in reports and as illustrated on plans. Landscape Referral note the following modifications for consideration and assessment: Simplification of the entry ramp; Tree removal due to infrastructure provision required, with replacement of trees provided; and Retention and addition of trees to mitigate the removal of trees to accommodate the modifications to the pedestrian access from Central Road.

An Arboricultural Impact Assessment (AIA) is submitted. It is noted that no Landscape Plan is submitted, and this is required to demonstrate the changes to the landscape outcomes and to co-ordinate the Landscape Plan with the architectural layout modifications.

The AIA recommends the removal of existing trees identified as T12 to T17 inclusive. Landscape Referral note that under MOD2021/0853 trees T12 and T13 are approved for removal due to the impacts of the footpath within the road reserve and thus shall not be further discussed. The AIA report includes assessment based on excavation for in ground utility services and this is accepted for trees T12 to T16, however the alignment does not impact upon T17 within the road reserve verge. Tree T17 shall be retained as there is no layout change from the development consent to this modification that would require removal. The Arborist report under the development consent identified that construction of works on top of existing ground level presented no concerns and that "should excavation or compaction be required for pathway construction adjacent T17 tree root mapping would provide more information on the location, distribution and impact to underlying tree roots" and this information is not presented in the modification, therefore there is no arboricultural reason to remove tree T17 and certainly on review T17 has not declined significantly.

Replacement tree planting is required to offset the canopy loss of T12 to T16, and a Landscape Plan shall be submitted to continue the assessment to indicate this as well as provide a co-ordination plan to match architectural plans.

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.