

Landscape Referral Response

Application Number:	Mod2025/0034
Date:	07/02/2025
Proposed Development:	Modification of Development Consent DA2023/1210 granted for Alterations and additions to a dwelling house
Responsible Officer:	Olivia Ramage
Land to be developed (Address):	Lot 11 DP 251931 , 33 John Street 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 statement of modification indicates that no additional landscape features are impacted by the proposal, which maintains an existing fence in lieu of construction of a new one.

No objections are raised regarding landscape issues. Existing conditions are considered still relevant and adequate.

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.