

## Landscape Referral Response

<b>Application Number:</b>	Mod2023/0315
<b>Date:</b>	11/08/2023
<b>Proposed Development:</b>	Modification of Development Consent DA2020/1453 granted for Demolition works and construction of a shop-top housing development
<b>Responsible Officer:</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 1 DP 1283322 , 4 Collaroy Street COLLAROY NSW 2097

### 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 modification indicates a reduction of previously approved soft landscape areas, particularly fronting Alexander and Collaroy Streets. Internal landscape planters lining the through link have also been deleted on the modification plans.

It is noted that a previous modification appears to have been approved via the Land and Environment Court which resulted in deletion of street front soft landscape areas shown on these plans.

It is unclear why the internal planters have been deleted, which should be clarified by the applicant.

Deletion of the street front planting is unfortunate in terms of presentation to the streetscape, however, as noted, it appears that this was part of a previous approval.

Internal planters should be retained and opportunities for street front planting explored.

If the proposal is to be approved as proposed, no additional landscape conditions are required.

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.