

Landscape Referral Response

Application Number:	Mod2015/0120
Date:	23/07/2015
Responsible Officer:	Anthony Powe Landscape Assessment
Land to be developed (Address):	Lot 1 DP 830423 , 22 - 26 Albert Street FRESHWATER NSW 2096

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

No objections in relation to soft landscape issues.

It is noted that the Arcade width to the Retail Market space is reduced to 2.5 metres and public toilets have been removed, resulting in a reduction in public amenity from the approved plan.

Inclusion of lifts to the Albert Street frontage of the site appears to have a potential impact on the streetscape presentation of the building. Whilst the elevations are not clear, presumably there will be a need to extend the wall along the width of the lifts fronting Albert Street, previously indicated as glazed retail space.

It is suggested that the impact of these elements affects the overall urban design outcome in terms of user comfort and streetscape address, which may form part of your consideration of the merits of the Modification.

Referral Body Recommendation

Recommended for approval

Refusal comments

Recommended Landscape Conditions:

Nil.