

Landscape Referral Response

Application Number:	DA2023/1237
Date:	08/09/2023
Proposed Development:	Alterations and additions to an existing building and change of use
Responsible Officer:	Olivia Ramage
Land to be developed (Address):	Lot 12 DP 249310 , 11 Boola Place CROMER NSW 2099

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 seeks consent for alterations and additions to an existing building and change of use.

The site is noted to be in the E4 General Industrial Zone.

The plans indicate that hardstand parking is proposed in the front setback. The front setback is currently soft landscape (with the exception of driveways) as indicated on the Survey Plan

In the E4 Zone, a landscape front setback is nominated as 4.5m and is required to be landscaped and free from parking. The proposal as submitted provides no soft landscape in the front setback.

As such, the proposal is not able to be supported with regard to landscape issues.

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.