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## Referral Response

**Subject Property: 22-26 Albert Street FRESHWATER NSW 2096**  
**Application No: DA2010/0697**  
**Assessment Officer: Lashta Haidari**  
**Date completed: 11 June 2010**

**Please detail comments below:**

Lashta

The plans indicate removal of all trees from the proposed development site. The trees are not considered significant and no objection is raised to their removal.

In relation to the proposed landscape plan and plating to the development, it is considered that the landscape component is minimised in favour of the built form. Whilst there may be some concession given to the location in the retail character of the Harbord Village Locality, there appears to be a minimal approach to the integration of the development to the adjoining Freshwater beach Locality.

Paragraph 5 of the Desired Future Character statement indicates that development is to provide a transition and reasonable setbacks are required to achieve this transition.

It is considered that the development does not provide adequate setbacks for landscaping to the north and west of the site.

**Conditions recommended:**

