

Landscape Response

MIXED USE DEVELOPMENT

BOARDING HOUSE / CHURCH / COMMUNITY FACILITIES

28 FISHER RD / 9 FRANCIS ST, DEE WHY, NSW

MARCH, 2023



architecture

modularisation

project management

interior design

procurement

1300 799 986

335 MONA VALE ROAD

TERREY HILLS NSW

AUSTRALIA 2084

www.georgegroup.com.au



COUNCIL LANDSCAPE COMMENTS

RESPONSE TO LANDSCAPE COMMENTS

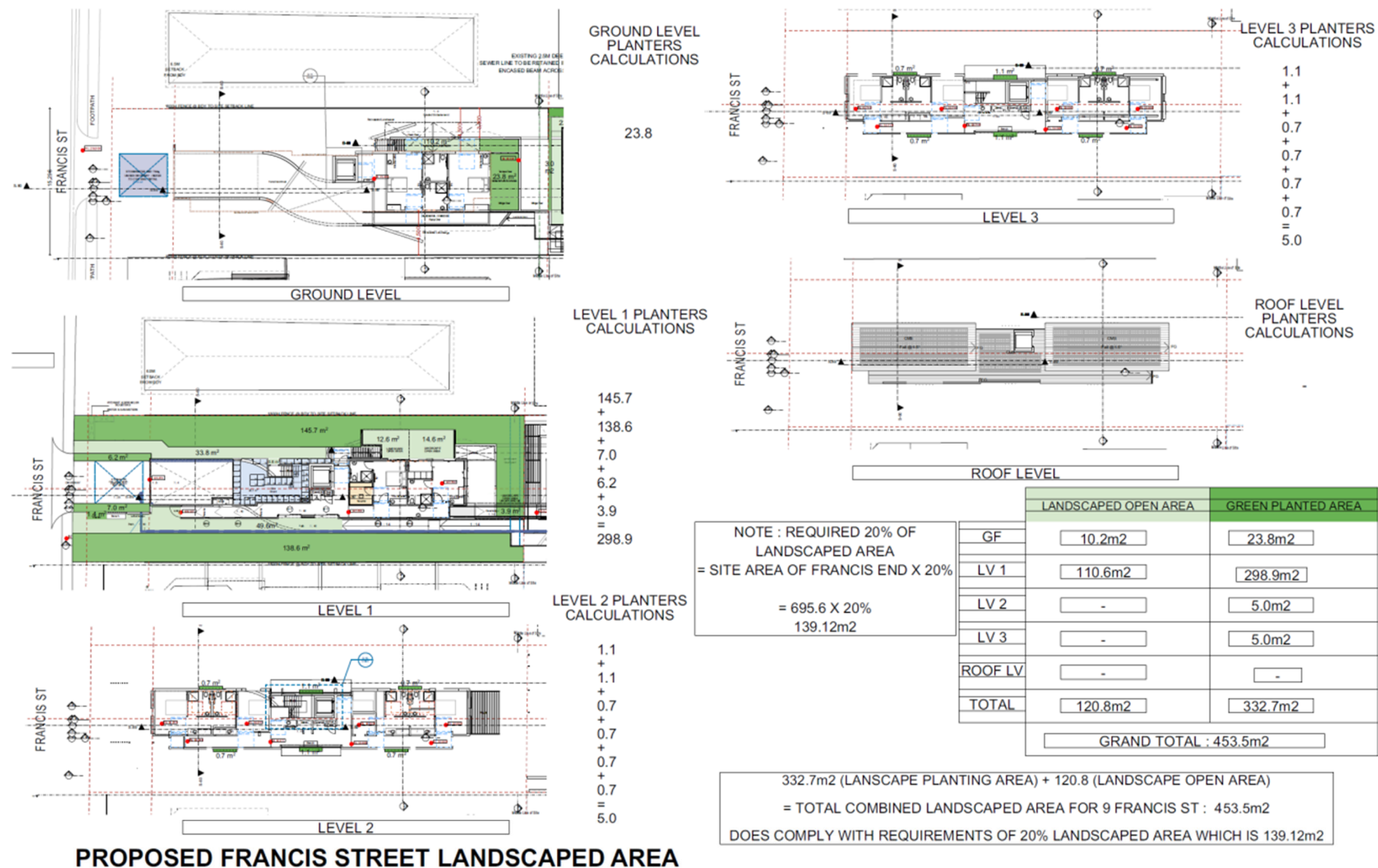
Landscape Officer

The Landscape Section advises as follows:

Landscape is in support of the outcomes and treatment for the Francis Street development (zoned R3). The Fisher Road development (zoned B4) cannot be supported in its current form due to the significant departure from the required 20% landscaped area, see below:

WDCP 2011 Part G1 section 11 Landscaping states "A minimum of 20% of the site area is to be provided as landscaped area, which may be located on balconies, ground, podium and roof top levels or green walls of buildings" and continues to define landscaped area "means a part of a site used for growing plants, grasses and trees, but does not include any hard paved area".

This R3 Francis St portion of the site has now been updated to reach 20% and is confirmed on both the Landscape and Architectural Drawings. Hence, Complies.



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ISSUE	REVISION DETAILS	DATE
CD	CONCEPT DESIGN	26.06.17
DA	PRE-DEVELOPMENT APPLICATION	15.04.20
DA	DEVELOPMENT APPLICATION	22.05.20
DA	DEVELOPMENT APPLICATION	16.12.20
DA	DEVELOPMENT APPLICATION	04.05.22
DA	DEVELOPMENT APPLICATION	JULY 22
DA	NEW DEVELOPMENT APPLICATION	MARCH 23

GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL
DIMENSIONS, LEVELS AND ANGLES ON SITE
PRIOR TO COMMENCEMENT OF WORK AND/OR
MANUFACTURE OF COMPONENTS
ALL WORKS TO CONFORM WITH ALL BCA AND
OTHER RELEVANT AUTHORITY REQUIREMENTS.

SCALE	AS SHOWN
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip G
STAGE	DA

CLIENT / ADDRESS
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
PROJECT
MIXED-USE COMMUNITY CENTRE

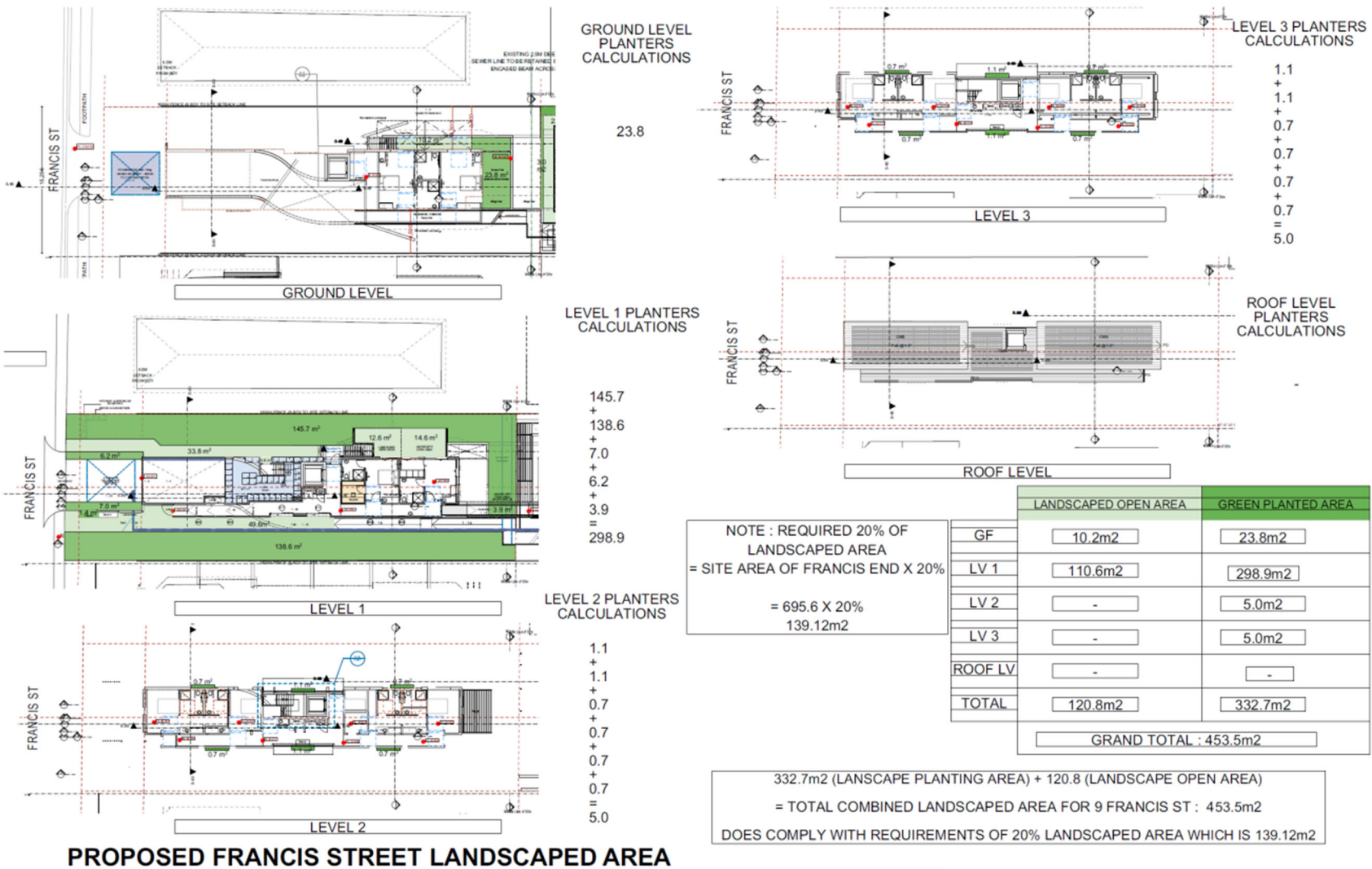
DRAWING TITLE
PROPOSED
FRANCIS STREET
LANDSCAPED AREA
DRAWING NO. 40894.12
AMENDMENT DA

COUNCIL LANDSCAPE COMMENTS

RESPONSE TO LANDSCAPE COMMENTS

The landscaped area provided is approximately 9% and the calculations shown on drawing 4089/4.11 include hard paved areas, planters and trellis structures are shown on drawings 4089/06.1 and 4089/06.5 but there is no reference to these on the Landscape Plan, please confirm.

This B4 Fisher Rd portion of the site has now been updated to reach 20% and is confirmed on both the Landscape and Architectural Drawings. Hence, Complies.



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ISSUE	AMENDMENT DETAILS	DATE
C.D.	CONCEPT DESIGN	28.06.17
DA	PRE DEVELOPMENT APPLICATION	05.04.20
DA	DEVELOPMENT APPLICATION	02.08.20
DA	DEVELOPMENT APPLICATION	05.12.20
DA	DEVELOPMENT APPLICATION	14.05.22
DA	DEVELOPMENT APPLICATION	14.07.22
DA	NEW DEVELOPMENT APPLICATION	MARCH 23

GENERAL NOTES
BUILDER TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS AND ANGLES ON SITE PRIOR TO COMMENCEMENT OF WORK AND/OR MANUFACTURE OF COMPONENTS. ALL WORKS TO CONFORM WITH ALL LOCAL AND OTHER RELEVANT AUTHORITY REQUIREMENTS.

SCALE	As shown
DRAWN	WPC
DATE	MARCH 2023
CHECKED	Philip G
STAGE	DA

CLIENT / ADDRESS
28 FISHER RD + 9 FRANCIS ST
DEE WHY, NSW, 2099,
AUSTRALIA
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MIXED-USE COMMUNITY CENTRE

DRAWING TITLE
PROPOSED FRANCIS STREET LANDSCAPED AREA
DRAWING NO: 4089/4.12
DA

COUNCIL LANDSCAPE COMMENTS	RESPONSE TO LANDSCAPE COMMENTS
<p><i>Furthermore, more information is required in the Plan of Management as to who is responsible for the maintenance of the landscaped areas for the life of the development.</i></p> <p><i>To progress the Landscape Referral the aforementioned concerns shall be addressed.</i></p>	<p>The Plan of Management has been updated to include refinement of responsibility for maintenance of the landscape areas for the life of the development. This is linked as follows https://www.dropbox.com/s/iv146rrkdfh9nj8/Report%20-%20Boarding%20House%20Plan%20of%20Management%20Update%2016.3.23.pdf?dl=0</p> <p>and is scheduled on page 9 and 10 of the document as copied below</p> <p>1. LANDSCAPE MANAGEMENT & MAINTENANCE</p> <ul style="list-style-type: none"> The owner of the premises will remain responsible for the ongoing management and maintenance of all landscape external to the premises. The owner entity will employ a regular maintenance strategy via a nominated contracting company to achieve this Maintenance Work will include the initial installation, irrigation and then subsequent regular watering, fertilisation, maintenance of design form and the like and as noted on the approved Landscape Architect drawings. Notes from the Landscape drawings are as follows: <div> <div> <p>LANDSCAPE IRRIGATION AND MAINTENANCE NOTES</p> <p>Irrigation notes</p> <p>Automatic drip line watering system to be selected. To extend to ALL common area garden and landscape zones in the development including both the deep soil and raised planter wall areas and including all raised planter boxes over slab on all levels. (All lawn areas to be excluded).</p> <p>Water supply tap hosecocks and water supply conduit to be coordinated by Hydraulic and Structural Engineer's details). Dripline supply system only to be incorporated.</p> <p>Prior to approval by the project manager and prior to installation the Contractor responsible for the irrigation installation is to provide an irrigation design to meet the following requirements.</p> <p>Generally: Supply an automatic drip line irrigation system. To include all piping to solenoids either PVC lines and/or class 12 pressure pipe or low density, rubber modified polypropylene reticulation as required to provide water supply to the nominated areas. To be coordinated with Hydraulic engineers plans. To include all bends, junctions, ends, ball valves, solenoids and all other ancillary equipment. Backwash valve: An approved backwash prevention valve is to be located at the primary water source for top up valves to rainwater tanks (where applicable).</p> <p>Ensure rain sensor is installed for common area garden zones connected to timers</p> <p>Root inhibiting system. Driplines to be 'Netafim Tecline AS XR' drip tubing or approved equivalent</p> <p>Automatic Controller: For all common area landscape areas provide automatic 2 week timer with hourly multi-cycle operation for each zone as noted on the irrigation areas plan on sheet. Battery timers to isolated planter boxes to private terraces.</p> <p>Performance: It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow all plants and lawn areas to thrive and attain long term viability.</p> <p>Testing: After the system has been installed to the satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall be subject to these being satisfactory.</p> <p>Warranty: A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or pressure be inadequate, or should defects develop in the filter unit or control heads, or any blockages that may develop in the system.</p> <p>Approvals: The Landscape Contractor is to liaise as necessary, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS)</p> </div> <div> <p>Maintenance schedule</p> <p>The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of twenty six (26) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas. Mow the nature strip turf when it is established at regular intervals to maintain an average height of 50mm.</p> <p>After the completion of the defects period noted above the owners corporation of the residence are responsible for the ongoing maintenance and viability of the gardens and ongoing maintenance shall include the following:</p> <ul style="list-style-type: none"> Regular hand watering of gardens if installed drip line irrigation system is turned off. Irrigation to be installed and maintained as per manufacturers specifications including regular checks for function of system, to check for leaks and to ensure general good working operation. Regular maintenance of the irrigation system battery timers (where required) for isolated planter beds in common areas. Battery timers for private terraces are the responsibility of the individual unit owners. Mulch is to be regularly topped up every 6 months to ensure an even 75mm coverage in all garden beds Regular pruning of plants is to be undertaken to ensure continued uniform growth of canopy and foliage of trees and shrubs. Removal of vegetation over the long term (if and when required) as the garden matures. Subject to the relevant council applications Regular assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil of industry standard safe to use pest spray is to be employed if required Garden/lawn edging to be inspected regularly after practical completion to ensure it is maintained in good order. Replace where require if defective sections are discovered All garden refuse, rubbish and associated items that arise from the regular garden maintenance procedures are to be collected and stored in appropriate general waste or green waste containers as is appropriate. Excess waste unable to be stored in Council waste containers is to be removed from the site in a timely manner. </div> </div>