

Landscape Referral Response

Application Number:	DA2025/0765
Date:	01/07/2025
Proposed Development:	Demolition works and construction of a dwelling house
Responsible Officer:	Dean Pattalis
Land to be developed (Address):	Lot 11 DP 1137591 , 1 Little Street DEE WHY 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 proposal is not supported with regard to landscape issues.

A Landscape Plan is required as part of the application and has not been included. The applicant is advised to read Council's DA Lodgement Requirements under Landscape Plans, and submit an appropriate Landscape Plan prepared by a suitably qualified professional (i.e. Landscape Architect or Landscape Designer). A planting scheme shall be included to satisfy WDCP Part D1, and in particular *"To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building"* and *"To enable planting to maintain and enhance the streetscape"*.

Assessment can continue upon receipt of a Landscape Plan.

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.