

Landscape Referral Response

Application Number:	DA2024/0597
Date:	18/07/2024
Proposed Development:	Demolition works and construction of Shop top Housing
Responsible Officer:	Adam Croft
Land to be developed (Address):	Lot 10 DP 8172 , 21 Oaks Avenue 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 development application is assessed by Council's Landscape Referral against the following relevant landscape controls and policies:

- Chapter 4 of State Environmental Planning Policy (Housing) 2021, including: (a) Clause 147(1)(a) requires the proposal to be assessed against the nine design quality principles contained in the Apartment Design Guide (ADG) and specifically for Landscape Referral, Principle 5 - Landscape; and (b) Clause 147(1)(b) requires the consent authority to take into consideration the Apartment Design Guide - 3E Deep soil zones, 4O Landscape design, and 4P Planting on structures.
- Warringah Development Control Plan (WDCP), Part G1 Dee Why Town Centre, part 11 Landscaping.

Landscape Plans are submitted with the development application in accordance with Council's DA Lodgement requirements.

Under ADG, 3E Deep soil zones, a minimum of 7% deep soil is required with a minimum dimension of 3 metres, whilst WDCP part 11 requires a minimum 20% of the site area to be provided as landscaped area, which may be located on balconies, ground, podium and roof top levels or green walls of buildings. The proposed development documents indicate 7.96% deep soil area at the rear of the property, and 21.23% landscaped area at the rear, in the central courtyard, level 2 podium and level 4 planters. It is unknown if the existing concrete channel at the rear is calculated as part of the deep soil area. Regardless the 3 metre minimum requirement under ADG is not achieved and this matter shall be determined by the Assessing Planning Officer.

On structure planting to level 2 and level 4 shall be conform to the minimum soil depth requirements of ADG, 4P Planting on structures. Landscape Referral raise no concerns with the proposal for on structure landscape treatment including the common open space setting.

Concern is raised that the proposed extensive planting of trees at the rear of the property, specifically the nominated *Casuarina glauca* along the rear boundary, will form a solid vegetation buffer that will

cast dense shadow onto adjoining residential properties, in consideration that the species are located close apart and are able to reach 20 metres in good conditions. In review of the proposed building shadows tree species along the rear should be reach more than 15 metres in height and be planted to not cast dense shadows onto adjoining residential properties

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.