

## Landscape Referral Response

<b>Application Number:</b>	DA2022/1510
<b>Date:</b>	16/11/2022
<b>Responsible Officer:</b>	Adam Susko
<b>Land to be developed (Address):</b>	Part Lot 28 DP 7413 , 9 Francis Street DEE WHY NSW 2099 Part Lot 28 DP 7413 , 28 Fisher Road DEE WHY NSW 2099 Part Lot 28 DP 7413 , 28 Fisher Road 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.

The application is assessed by Landscape Referral against the following policies and controls:

- Warringah Local Environment Plan 2011
- Warringah Development Control Plan, clauses D1 Landscaped Open Space and Bushland Setting, and G1 Dee Why Town Centre part 11 Landscaping.

It should be noted that Landscape Referral 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 of the required 20% landscaped area, see below:

- WDCP 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*". 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.

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.

To continue the Landscape Referral the aforementioned concerns shall be addressed.

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.