

## Landscape Referral Response

<b>Application Number:</b>	Mod2021/0041
<b>Date:</b>	19/03/2021
<b>Responsible Officer:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	Lot 11 DP 577062 , 23 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 modification includes amendments to approved floor and ridge levels, extended basement carparking and reconfigured communal open spaces.

1. Concern is raised from a visual impact perspective that the increase in building height and infilling of previously approved spaces between buildings at the upper levels increase the visual impacts of the development and results in the further loss of views and vistas to the ocean and coastline from approaches to the west of the site, particularly McIntosh Avenue.

Consideration of the visual impacts was a significant component of the previous assessment and the visual impacts of the proposed amendments is not supported with regard to the loss of views and impacts on the visual landscape.

2. Additional excavation and extension of basement parking results in further disturbance to natural features of the site and additional tree removal and increases the above slab planting areas. It is unclear if the minimum 1m height for soft landscape can be achieved over the slab areas, or even what soil level can be achieved over the slab areas.

3. The proposed amendments also include new internal path configuration and changes to the common open space areas. No amended landscape plan was sighted with the application indicating changes required to the approved landscape plans. Concern is raised with regard to the amended internal circulation configuration, which has moved away from a scheme which was designed to work with the levels of the site and site features to one that is more direct, resulting in further amendments to the internal common open spaces. The proposed landscape treatments, including tree planting, are important components of the development. The amendments created by the modification need to be illustrated for assessment purposes.

An amended landscape plan is required to enable assessment of the impacts of the modification to the currently approved plans and quality of landscape outcomes.

4. At this stage, the proposal is not supported with regard to landscape issues.

Relevant Warringah LEP considerations:

Part 7 Dee Why Town Centre

7.3 Objectives for development within Dee Why Town Centre

7.4 Development must be consistent with objectives for Dee Why Town Centre

7.5 Design Excellence within Dee Why Town Centre

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.