

Landscape Referral Response

Application Number:	DA2020/1167
Date:	08/01/2021
Responsible Officer:	Lashta Haidari
Land to be developed (Address):	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 application is the the construction of a mixed-use development consisting of two buildings, containing a cafe, church, conference centre, and boarding house.

The application is assessed by Landscape Referral against the following policies and controls: Warringah Development Control Plan 2011, including but not limited to the following clauses:

- 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
- State Environmental Planning Policy (Affordable Rental Housing) 2009

A Landscape Plan is provided with the application indicating: landscape treatments within deep soil areas along the side boundaries at the Francis Street end of the development site; planters on structure to the ground level, first, second, and fourth floors; rooftop common open space; and vertical green walls to the building facade. The existing site does not contain any prescribed (protected) trees and removal of existing vegetation is Exempt under WDCP 2011.

Landscape Referral raise no objections to the proposal, subject to amended landscape plans adjusting planter depths to an appropriate depth to support the proposed tree planting, and inclusion of small trees along the side boundaries within the deep soil zones.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Amended Landscape Plan

Amended Landscape Plans shall be issued to the Certifying Authority prior to the issue of a Construction Certificate to include the following details:

- i) tree planting on structure shall be located with a planter with a minimum 1.0 metre depth, and a minimum soil volume of 9m³ per tree,
- ii) all trees on structure shall be installed at a mixed range from 75 to 200 litre containers,
- iii) shrub planting on structure shall be located within a continuous planter with a minimum 0.6 metre depth,
- iv) grasses, groundcovers and accent planting shall be located with a continuous planter with a minimum 0.3 metre depth,
- v) typical details of the green wall system, including irrigation and ongoing maintenance program,
- vi) additional native small trees of at least six (6) in total, shall be incorporated into the side boundaries within the deep soil zones, and planted at a minimum 75 litre container size, and at least 3 metres from any other tree.

Certification shall be provided to the Certifying Authority that these amendments have been documented.

Reason: landscape amenity.

On slab landscape works

Details shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate indicating the proposed method of waterproofing and drainage to all planters over slab, over which soil and planting is being provided.

Landscape treatment details shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate indicating the proposed soil type, planting, automatic irrigation, services connections, and maintenance activity schedule.

The following soil depths are required to support landscaping as proposed:

- i) 300mm for lawn
- ii) 600mm for shrubs
- iii) 1m for small trees

Design certification shall be submitted to the Certifying Authority by a qualified Structural Engineer, that the planters are designed structurally to support the 'wet' weight of landscaping (soil, materials and established planting).

Reason: to ensure appropriate soil depth for planting and secure waterproofing and drainage is installed.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Landscape completion

Landscaping is to be implemented in accordance with the approved Amended Landscape Plans.

Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with the relevant conditions of consent.

Reason: environmental amenity.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Landscape maintenance

If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting.

If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan and any conditions of consent.

Reason: to maintain local environmental amenity.