

31 March 2025

Warriewood Developers Pty Ltd
C/O Elie Farah
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PO Box 5009, Kingsdene NSW 2118

**ARBORICULTURAL IMPACT STATEMENT:
43,45 & 49 WARRIEWOOD ROAD, WARRIEWOOD NSW 2102**

1.1 This Arboricultural Statement was commissioned by Warriewood Developers Pty Ltd on the 21st of March 2025 following a request for information from the Northern Beaches Council issued on the 19th of March 2025. Specifically, Council has requested that an updated Arboricultural Impact Assessment be provided that references the plans provided with the subject development application – DA2025/0282 at the subject site at 43, 45 & 49 Warriewood Road, Warriewood, located within the Northern Beaches Council Local Government Area (LGA).

1.2 The following regulatory documents were considered as part of this Arboricultural Impact Statement:

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *Pittwater Local Environment Plan (LEP) 2015*
- *Pittwater 21 Development Control Plan (DCP)*
- *Greater Sydney Regional Strategic Weed Management Plan 2023-2027*

1.3 Table 1 below lists documents that were received and reviewed as part of this Arboricultural Impact Statement:

Document Description	Author	Revision / Date
Architectural Plans	Cley Studio	F / 6 March 2025
Landscape Plans	Place Studio	- / -
Return of Application Letter	Northern Beaches Council	- / 19 March 2025
Detail Survey	Summit Geomatic	A / 21 July 2021

1.4 The proposed development is for subdivision of the existing allotments and construction of a new eleven (11) lot residential development inclusive of landscaping and stormwater infrastructure (refer to *Figure 1* below). The proposed works are restricted to the upper portion of the site between Warriewood Road and Lorikeet Grove with existing bushland areas to the rear of the site to be retained.



Figure 1 – Full Site Plan extract prepared by Place Studio showing the proposed layout of the development.

- 1.5 A site inspection was carried out by the author with the subject trees and the general growing environment evaluated on the 27th of March 2025. The upper portion of the site subject to the proposed development had recently been demolished with all existing structures and trees removed as part of the previously approved development application No. DA2021/2600 (refer to *Figures 2 & 3* below).



Figure 2 – Nearmap aerial imagery comparing extent of demolition and tree removal at the subject site:
23rd November 2024



Figure 3 – Nearmap aerial imagery comparing extent of demolition and tree removal at the subject site:
4th February 2025

1.6 In addition, a review of Nearmap aerial imagery reveals that two (2) trees located within the rear setback of No. 4 Bubalo Street that had potential to be impacted by the proposed development had been removed between 11th August 2021 and 4th October 2021 (refer to **Figures 4 & 5** below).



Figure 4 – Nearmap aerial imagery revealing removal of two (2) neighbouring trees (circled red) located at No. 4 Bubalo St: 11th
August 2021



Figure 5 – Nearmap aerial imagery revealing removal of two (2) neighbouring trees (circled red) located at No. 4 Bubalo St: 4th February 2025

1.7 Based on the plans supplied and observations of recent site conditions, an updated Arboricultural Impact Assessment is not required to be submitted with development application – DA2025/0282, as the proposed development is not likely to impact any tree, nor is any tree required to be removed to facilitate the proposed development.

If you have any queries in relation to the information presented above, please do not hesitate to get in contact.

Sincerely,

Creative Planning Solutions Pty Ltd

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