

Landscape Referral Response

Application Number:	DA2025/0982
Date:	06/08/2025
Proposed Development:	Demolition works and construction of a dwelling house
Responsible Officer:	Lachlan Rose
Land to be developed (Address):	Lot 65 DP 12072 , 41 Wyadra Avenue FRESHWATER NSW 2096

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 Warringah Local Environmental Plan (WLEP) 2011 and the following Warringah Development Control Plan (WDGP) 2011 controls (but not limited to):

- D1 Landscaped Open Space and Bushland Setting
- E1 Preservation of Trees or Bushland Vegetation

It is noted the Arboricultural Impact Assessment (AIA) references older plans, under section 3.3, than what is submitted in the application. The AIA states under section 5.4 regarding tree 39 "*existing external gravel driveway located within TPZ and SRZ to remain*". It is noted the Landscape Plans show a new concrete driveway crossover and the Statement of Environmental Effects states, under section 3.1, "*Concrete driveway and crossover via from Wyadra Avenue*". No concerns would be raised with a concrete driveway crossover; however, confirmation from the Arborist is required that the design shown is acceptable with regard to the retention of tree 39. Please provide confirmation from the Arborist that tree 39 will not be detrimentally impacted by the concrete driveway crossover. Should the Arborist recommend changes to the location/width of the crossover, this shall be reflected on all plans.

Landscape referral can continue their assessment upon receipt of further information.

General comments:

- No concerns are raised with the removal of exempt tree species as identified in the AIA,
- Prescribed trees 9, 12 and 14 can be supported for removal subject to native tree replacement planting,
- The retention of tree 16 is supported.

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.