

Landscape Referral Response

Application Number:	DA2025/1545
Date:	28/10/2025
Proposed Development:	Construction of a retaining wall
Responsible Officer:	
Land to be developed (Address):	Lot 50 DP 36616 , 22 Akora Street FRENCHS FOREST NSW 2086

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

A tree is located in the eastern neighbouring property in close proximity to the works. Northern Beaches Council's Development Application Lodgement Requirements outlines that any works within 5 metres of existing trees, irrespective of property boundaries, requires the submission of an Arboricultural Impact Assessment. An Arboricultural Impact Assessment, prepared by an Arborist with minimum AQF Level 5 in arboriculture, is required to determine the existing trees significance, what impact the proposed works will have to existing trees and the appropriate tree protection measures. An Arboricultural Impact Assessment shall be conducted in accordance with Council's DA Lodgement Requirements and subject to AS4970-2025 Protection of trees on development sites general requirements under 2.2.5 Arboricultural Impact Assessment and specifically 2.2.6 Tree Protection Specifications and Tree Protection Plan, for the protection of the trees.

Further assessment can be completed upon receipt of more information.

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.