

Landscape Referral Response

Application Number:	DA2025/0006
Date:	17/01/2025
Proposed Development:	Demolition works and construction of a dwelling house
Responsible Officer:	
Land to be developed (Address):	Lot 47 DP 758566 , 46 Killarney Drive KILLARNEY HEIGHTS NSW 2087

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 (WDCP) 2011 controls (but not limited to):

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

No concerns are raised with the removal of exempt tree species, within the property boundaries, subject to native tree replacement.

Three large trees are shown on the Survey Plan in the neighbouring property to the east. As identified on the Survey Plan, the heights of these trees range from 10-25 metres. All three trees are within 5 metres of the proposed works in the rear setback. The works in the rear setback include retaining wall construction, stormwater works and considerable excavation to achieve the proposed design levels. The Arboricultural Impact Assessment does not identify nor provide any comment on the impact to the neighbouring trees. 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. The Arboricultural Impact Assessment shall be updated to include commentary on the impact to these neighbouring trees (and any other neighbouring tree within 5 metres of the proposed works).

Furthermore, drawing 101 Stormwater Concept Plan shows an additional sleeper retaining wall along the eastern boundary and associated excavation works, and a pit in close proximity to a neighbouring tree. The Arborist shall also provide comment on these works.

Drawing A004 Demolition Plan shows the three neighbouring trees to be removed. These trees must be retained and protected during works. If any design changes are required they shall be completed in collaboration with the Arborist to ensure the viable retention of all neighbouring trees.

Landscape referral can continue their assessment upon receipt of further 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.