

Landscape Referral Response

Application Number:	DA2025/0464
Date:	12/05/2025
Proposed Development:	Demolition works and construction of a dwelling house
Responsible Officer:	
Land to be developed (Address):	Lot 1 DP 947441 , 29 Emerald Street NARRABEEN NSW 2101

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

The Survey Plan identifies trees in the neighbouring property to the east of the proposed carport structure. 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. No concerns are raised with the removal of the exempt palm.

Landscape Referral notes there is opportunity for compliance to the relevant controls when a new dwelling is proposed and the deficient landscaped open space (landscaped area) will be assessed on merit consideration by the assessing planning officer.

Landscape referral can continue their assessment upon receipt of an Arboricultural Impact Assessment.

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.