

Landscape Referral Response

Application Number:	DA2025/1261
Date:	29/09/2025
Proposed Development:	Alterations and additions to a dwelling house including a tennis court, swimming pool, carport and studio
Responsible Officer:	Tess Johansson
Land to be developed (Address):	Lot 415 DP 752017 , 6 Killawarra Road DUFFYS FOREST NSW 2084

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 proposed development works as described in reports and as illustrated on plans raises no concerns with Landscape Referral.

The objectives of the RU4 Primary Production Lots zone under Warringah Local Environmental Plan: minimise the impact of development on long distance views of the area and on views to and from adjacent national parks and bushland; maintain and enhance the natural landscape including landform and vegetation; and maintain the rural and scenic character of the land, are achieved. The control guidelines of Warringah Development Control Plan controls D1 Landscaped Open Space and Bushland Setting; D17 Tennis Courts; E1 Preservation of Trees or Bushland Vegetation; E2 Prescribed Vegetation, and E7 Development on land adjoining public open space, are achieved.

The property adjoins Ku-ring-gai Chase National Park along the rear of the property, and the interface between private land and the National Parks land shall satisfy the guidelines of 'Development adjacent to National Parks and Wildlife Service lands' as well as Warringah Development Control Plan controls B12 National Parks Setback It is noted that an existing natural landscape buffer exists between private land and the National Parks land including existing vegetation and natural features, and thus the transition remains appropriate.

An Arboricultural Impact Assessment (AIA) is submitted to assess existing tree impacts in proximity to the proposed works and the recommendation to remove one prescribed tree identified as tree 7 *Banksia serrata* raises no concerns. Additionally, it is noted that the tall vegetation hedge located along the side boundary area identified as tree group 9a-9k are proposed for removal. The tree removal will expose the adjoining property to the development property, and it is advised that planting within the 2 metre side setback area shall be re-introduced along the boundary to the extent of the tennis court to assist with visual separation and to assist in privacy, and condition shall be imposed should the application be approved.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Tree Removal Within the Property

This consent approves the removal of existing prescribed trees on the subject site as identified in the approved Arboricultural Impact Assessment. A qualified AQF level 5 Arborist shall identify these trees on site and tag or mark prior to removal.

Reason: To enable authorised development works.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree and Vegetation Protection

a) Existing trees and vegetation shall be retained and protected, including:

- i) all prescribed trees within the site, or otherwise existing trees nominated for retention on the approved plans,
- ii) all trees and vegetation located on adjoining properties,
- iii) all trees and vegetation within the road reserve.

b) Tree protection shall be undertaken as follows:

- i) tree protection shall be in accordance with AS4970-2025 Protection of trees on development sites,
- ii) the following arboricultural requirements shall be adhered to unless authorised by an Arborist with minimum AQF level 5 qualifications: existing ground levels shall be maintained within the tree protection zone of trees to be retained; removal of existing tree roots at or >25mm (Ø) diameter is not permitted; no excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of trees and other vegetation required to be retained; and structures are to bridge tree roots at or >25mm (Ø) diameter,
- iii) the activities listed in section 4.2 of AS4970-2025 Protection of trees on development sites, shall not occur within the tree protection zone of any tree on the lot or any tree on an adjoining site,
- iv) tree pruning from within the site to enable approved works shall not exceed 10% of any tree canopy, and shall be in accordance with AS4373-2007 Pruning of amenity trees,
- v) the tree protection measures specified in this clause must: i) be in place before work commences on the site, and ii) be maintained in good condition during the construction period, and iii) remain in place for the duration of the construction works.

The Principal Certifier must ensure that:

- c) The arboricultural works listed in a) and b) are undertaken as compliant to AS4970-2025 Protection of trees on development sites.

Reason: Tree and vegetation protection.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Landscape Completion

Planting works are to be implemented in accordance with the following conditions:

- a) planting along the southern boundary along the extent of the tennis court shall be installed to achieve a mature height of 3 metres and installed at a minimum 300mm container size at planting, and shall be in garden beds prepared with a suitable free draining soil mix and minimum 75mm depth of mulch,
- b) where the property is certified Bush Fire Prone Land, any new planting may be managed in accordance with Planning for Bushfire Protection 2019.

Prior to the issue of an Occupation Certificate, details shall be submitted to the Principal Certifier, certifying that the planting works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.