

Landscape Referral Response

Application Number:	DA2025/0401
Date:	22/04/2025
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Responsible Officer:	Simon Ferguson Tuor
Land to be developed (Address):	Lot 11 DP 227863 , 25 Aranda Drive DAVIDSON NSW 2085

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 Arboricultural Impact Assessment identified major tree protection zone encroachment to the street trees (trees 1 and 2), and to the neighbouring tree (tree 3). Trees 1, 2, and 3 are outside the property boundaries and must be retained and protected during works. The site analysis should identify these trees as a constraint and any proposal shall be designed in a way to enable the viable retention of these trees (as a general principle, the site planning layout shall be determined following arboricultural investigations and recommendations). Collaboration is required with the Arborist to allow a design solution which enables the retention of tree 2, and any advice from the Arborist shall be incorporated into an amended design. Furthermore, concern is raised with the proposed tree protection zone encroachment for trees 1 and 3, and should the Arborist accept major encroachments well above the 10% standard, non-destructive tree root investigations will need to be completed to ensure that the viable retention of these trees is possible.

No concerns are raised with the removal of exempt trees (trees 4, 6, 8, 12, 13, 14, 15, 16, and 17) and prescribed trees (trees 5 and 7) subject to tree replacement planting.

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.