

Landscape Referral Response

Application Number:	DA2025/1617
Date:	25/11/2025
Proposed Development:	Demolition works and construction of dual occupancy (attached) development with strata subdivision.
Responsible Officer:	Thomas Burns
Land to be developed (Address):	Lot 17 DP 11332 , 44 Lynwood Avenue CROMER NSW 2099

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 SEPP (Housing) 2021, 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
- G10.1 Dual Occupancies and Semi-Detached Dwellings

Landscape referral cannot support the current proposal due to the removal of the street tree, tree 1. No concerns are raised with the removal of the smaller street tree, tree 2. The driveway shall be designed in collaboration with the Arborist to allow the retention of tree 1. Tree sensitive construction techniques shall be utilised (minimal excavation, construction above existing ground levels etc.) as advised by the Arborist. Ensure any revised design complies with the deep soil and landscaped open space (landscaped area) requirements.

Landscape referral can continue their assessment upon receipt of a revised driveway design that includes the retention of tree 1.

Please note, one additional small native tree will be required in the rear setback to satisfy the tree planting requirements.

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.