

## Landscape Referral Response

<b>Application Number:</b>	DA2025/0539
<b>Date:</b>	26/06/2025
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a swimming pool
<b>Responsible Officer:</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot 52 DP 12838 , 154 Plateau Road BILGOLA PLATEAU NSW 2107

### 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 application seeks consent for: Alterations and additions to a dwelling house including a swimming pool.

The site is noted to be within the C4 - Environmental Living Zone, requiring higher consideration of environmental impacts.

The Arborist's Report prepared by L & Co. is noted.

There is some inconsistency between the trees indicated for removal in the Report and trees indicated on the plans. It is evident that not all the trees indicated in the Arborist's report to be removed need to be removed.

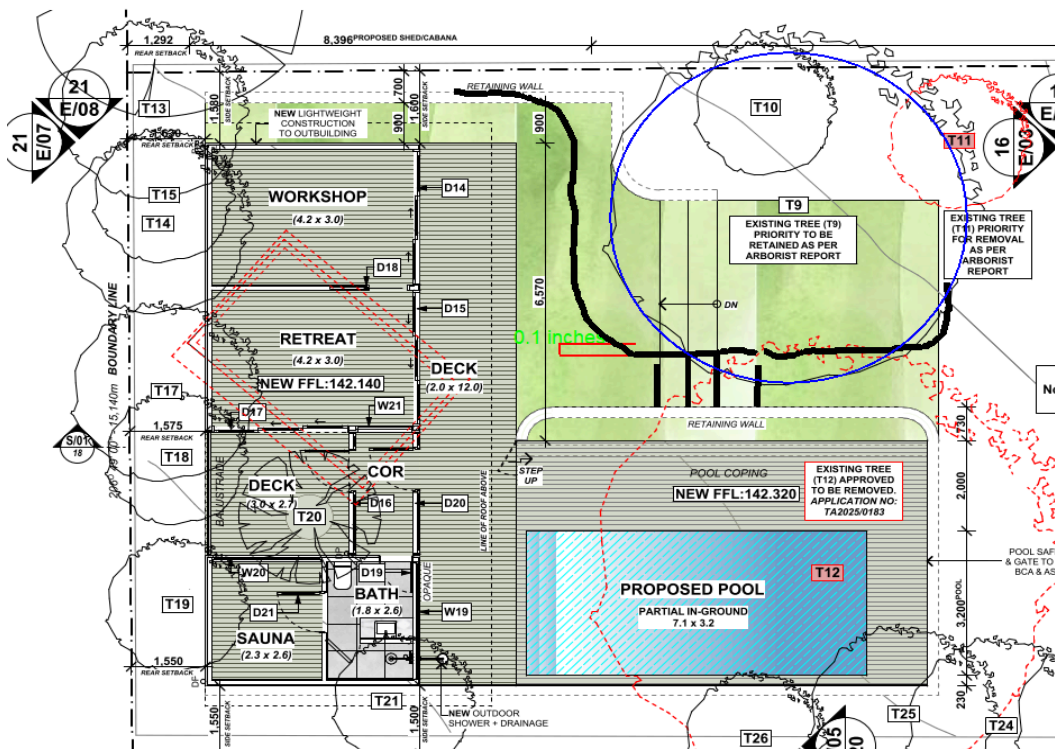
#### Front Yard

- Tree 1 at the front of the site is in poor health and condition. No objections to its removal and replacement are raised.
- Tree 2 should be retained.
- It is unclear whether rock outcrops are to be removed in the front yard for the garage, however it is apparent that extensive excavation is required to achieve the design. Excavation of rock in the front setback should be minimised.

#### Rear Yard

- Tree 12 (located in the position of the new pool) is noted to have been approved for removal under a separate application. No objections are raised to removal of the tree and subsequent pool location.
- Trees 9 and 10 are indicated for retention on the plans, but are not able to be retained as indicated in the Arborist's Report due to excavation and construction of retaining walls and terrace to the Cabana building. Reduction of the extent of excavation, retaining walls and terrace would enable retention of the trees, ide as indicated in the sketch below.

Amend retaining and stairs to maintain existing levels around Tree 9



- Trees 13-19 at the rear of the Cabana are indicated in the Arborist's report as being required to be removed due to excessive root incursion. However, the plans indicate the building to be elevated above existing ground levels, minimised impacts of construction, and enabling retention of the trees.
- Even if removed, the Landscape Plan does not indicate replacement planting for those trees to be removed for the development.
- A landscape plan prepared by a qualified landscape consultant indicating proposed replacement planting is required, noting that trees that can be retained should be retained, is required.
- Similarly Trees 5, 6 and 7 along the northern (side) boundary adjacent to the dwelling extension appear able to be retained and are indicated as retained on the plans, but indicated for removal in the Arborist's report.

At this stage, the proposal is not able to be supported regarding landscape issues. A better

coordinated landscape outcome addressing the C4 Zone is sought.

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.