

Landscape Referral Response

Application Number:	DA2025/0020
Date:	23/01/2025
Proposed Development:	Construction of a secondary dwelling
Responsible Officer:	Olivia Ramage
Land to be developed (Address):	Lot 217 DP 16902 , 4 Wollombi 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 proposal recommends the retention of all existing trees. The proposal in terms of retention of existing trees in proximity to the secondary dwelling is not supported, and Landscape Referral consider that to preserve existing trees numbered T1 and T2 the proposed building setback shall be more than 2 metres (2.5 metres at least) away from T1 and T2 for long term tree health and viability, and to not allow the 2 metre exempt rule to be utilised. The DCP permits removal of any tree within 2 metres of an approved dwelling.

Landscape Referral consider that the proposed secondary dwelling shall be located at least 2.5 metres from the outer edge of existing trees, or otherwise at a greater distance should a qualified Arborist determine that the structural root zone requires protection at a greater distance.

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.