

## Landscape Referral Response

<b>Application Number:</b>	DA2022/1447
<b>Date:</b>	30/09/2022
<b>Responsible Officer:</b>	Julie Edwards
<b>Land to be developed (Address):</b>	Lot 27 DP 12838 , 108 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 construction of a swimming pool.

The site is located in the C4-Environmental Living Zone under PLEP.

The Arborist's Report prepared by Complete Arborcare is noted.

The Report indicates that one tree is to be removed and another is potentially required to be removed to accommodate the works. The trees affected are described as Tree 1 *Glochidion ferdinandi* and Tree 2 *Eucalyptus haemastoma*.

Tree 1 is indicated for removal and Tree 2 is noted for potential removal.

Review of the calculations made under AS4970-2009 Protection of trees on development sites indicates that the impact on the Tree Protection Zone of T1 is 12.66%, rather than the 20% quoted in the Report.

It is apparent that slight relocation of the pool/pool design would enable retention of the trees.

Concern is raised regarding the conclusion in the report:

#### **9. RECOMMENDATIONS/CONCLUSIONS**

*9.1 It has been concluded that non-destructive root investigation in accordance with clause 3.3.4 (a) of AS 4970 must be undertaken upon the encroached TPZ areas of trees T1-T2. If roots >50mmØ are encountered, changes to the proposed plan may be required, or a request for removal may be applied for. If roots are discovered that can be pruned (which are to be <50mmØ) pruning methods must be conducted in accordance with section 9 (Root Pruning) of AS 4373-2007. These trees have both been evaluated as having medium retention values.*

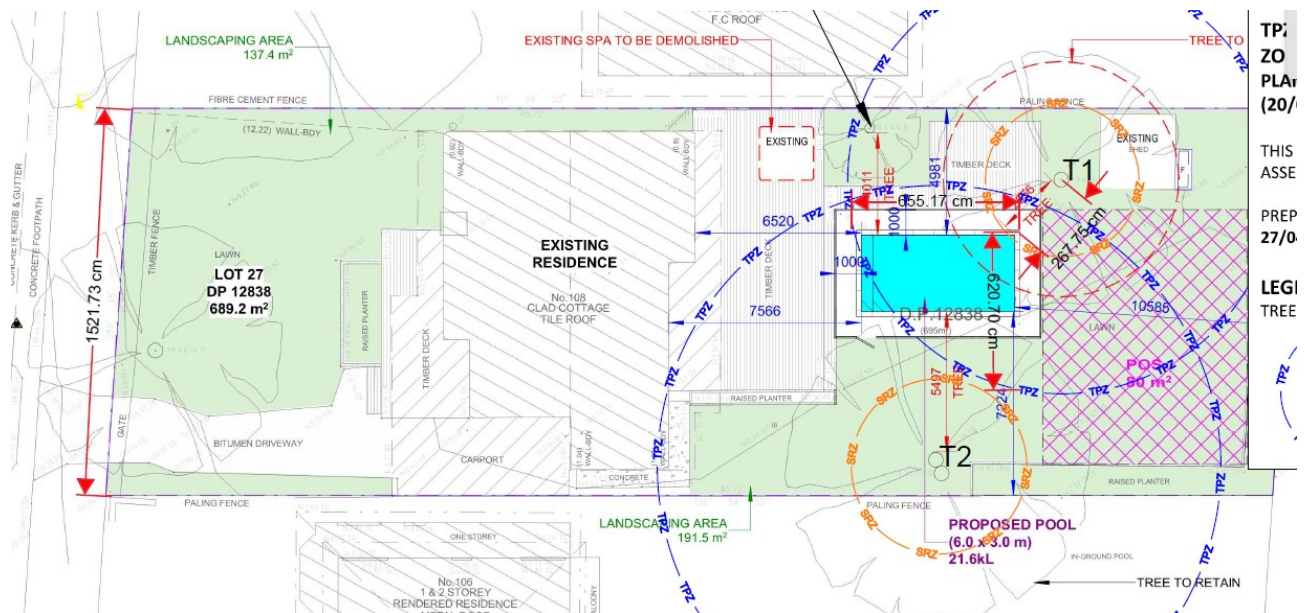
If concern is held regarding potential roots, root mapping should be undertaken to confirm presence or

otherwise of roots. The recommendation as provided is not considered adequate to enable support for tree removal to be provided.

It is considered that the trees can be retained with amendment to design and that sufficient information to support removal of the trees is has been provided.

The proposal is therefore not able to be supported with regard to landscape issues.

9.



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.