

Landscape Referral Response

Application Number:	DA2025/0020
Date:	01/04/2025
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

Updated comments 01/04/2024:

It is noted that the Arborist letter dated 25/03/2025 assesses that no impact is anticipated to existing trees around the proposed car spaces within the property, based on surface material being restricted to crushed granite with no excavation, and Landscape Referral raise no issues with this assessment, subject to conditions.

The Arborist letter nominates this treatment to the existing driveway access however it is concluded that this is for the car spaces within the property and not the existing driveway access located within the road reserve verge. This matter shall be confirmed on the Plans that shall be updated to document the surface material finish to the car spaces within the property as crushed granite above existing grade.

The Plans indicate that the road reserve verge driveway is to be used for access. The Development Engineering Referral conditions requires a sealed driveway within the road reserve verge. It is unknown what the impacts to existing trees within the road reserve verge are from a sealed driveway.

Landscape Referral require additional arboricultural information that assesses the impact of a sealed driveway on the existing trees within 5 metres of the driveway alignment. It is Landscape Referral's preference that all existing trees be retained, and this may require a reduced driveway width and possibly above existing grade construction. The proposed driveway construction shall be determined by the Arborist to ensure tree retention. Any unavoidable impacts to existing trees to allow for a sealed driveway shall advised.

Landscape Referral shall recommence assessment following issue of required plans and reports as indicated below:

- updated Arborist report.
- amended plans with all proposed surface material identified and layout for the proposed driveway within the road reserve verge.

Updated comments 10/03/2025:

In response to Council's request for information dated 19 February 2025 it is noted that item 1. Landscape, in terms of the location of the secondary dwelling relative to existing trees provides a location setback that removes the DCP provision permitting tree removal without Council consent, and more importantly provides a setback where the structural root zone is preserved. No updated arboricultural information is provided to determine tree protection measures.

Concern is raised regarding the impact to existing trees from the proposed parking facility at the northern corner of the property, where existing trees are located in proximity within the property and within the road reserve. No arboricultural information is provided that assesses the impacts to existing trees including any proposed excavation works that may impact the health of existing trees.

In summary, whilst the location of the proposed secondary dwelling is located appropriately, updated arboricultural information shall provide the following:

- recommended tree protection measures for tree 1 and tree 2.
- Additionally arboricultural comments and/or recommended tree protection measures for existing trees in proximity to the proposed parking facility and any associated works in the road reserve shall provide the following:
- impact of the proposed parking facility from any excavation works near the existing trees in proximity.

Previous comments 23/01/2025:

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.