

Landscape Referral Response

Application Number:	DA2025/0431
Date:	12/05/2025
Proposed Development:	Construction of a secondary dwelling
Responsible Officer:	Anaiis Sarkissian
Land to be developed (Address):	Lot 113 DP 12838 , 282 Lower 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 is for construction of a secondary dwelling as identified in reports and as illustrated on plans.

The existing property supports many existing trees. The proposed dwelling and the stormwater design are in close proximity to existing trees and a Arboricultural Impact Assessment (AIA) is submitted. The AIA report recommends the removal of existing trees 2 and 8. Tree 2 is within the secondary dwelling and no concerns are raised for removal should the application be approved. Tree 8 is not impacted by the works and shall be preserved.

Concerns are raised that insufficient arboricultural information is presented to determine impacts to existing trees from the alignment of proposed stormwater lines, where excavation is across the tree protection zones and the structural root zones. Impacts to existing trees must be determined by site investigations prior to any continued assessment of the reports and plans.

Landscape Referral consider that the extent of excavation along the proposed alignment of stormwater lines will impact the long-term health of existing trees identified in the AIA report as T1 (Red Bloodwood), T6 (Sydney Red Gum) and T7 (Magnolia) within the property; and T3 (Sydney Red Gum), T4 (Red Bloodwood) and T5 (Sydney Red Gum) within adjoining property No. 280.

Under clause 3.3.3 Major encroachment, of Australian Standard AS4970-2009, the encroachment is considered major, and it is determined that a root investigation by non-destructive methods and consideration of relevant factors listed in Clause 3.3.4 is required. It is noted that the AIA report does recommend a non-destructive root investigation, and Landscape Referral require this information before any determination of the proposed development. The non-destructive root investigation shall be for existing trees T1, T3, T4, T5, T6 and T7 as executed along the proposed alignment of the

stormwater line.

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.