HUGH
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Site Address: 34 The Serpentine Bilgola Beach NSW
Client/applicant name: E. Hodges

This statement has been prepared upon request by Progressive Plans on behalf of the client to review updated proposed development plans and provide an opinion of the potential retention of trees on site. The trees subject to review are identified as trees 5, 7, 8 and 9. All tree and site data can be reviewed in the existing AIA report dated 28th April 2023.

This statement is not intended to be a detailed impact assessment it is a covering letter to assess the proposed plans and the feasibility of tree retention based on the amended designs. The proposed plans submitted for review have been prepared by progressive Plans, dated 13/6/2023, referenced revision B plans DA00-DA24 inclusive.

Summary of Changes

1. According to sections D and E excavations have been deleted from within the TPZ and the SRZ of the trees.
2. The proposed new levels are raised above the existing driveway on piers where encroaching in the TPZ area and permeable surfaces have been proposed where the proposed works are within the SRZ of the trees.
3. The existing alignment of the driveway does not reduce the existing setback of the trees to structure and the additional hard surfacing to the southeast has been deleted, retaining the existing garden bed/dirt.
4. Five piers have been identified to be installed to support the new driveway level and are located outside of the SRZ area. The plans identify the piers can be relocated to avoid significant tree roots.

Reference to Tree Sensitive Design

5. The proposed sections show that the only in ground structures will be the proposed five piers which can be relocated to allow the retention of significant tree roots. The turf grid is proposed to be laid on the existing levels and given the driveway is proposed above the existing grade, the base material/footing for the turf grid should not require excavation past the existing footing. Light compaction of the subbase material is unlikely to significantly impact the trees given the existing less favourable growing conditions. There may also be scope to retain some of the base material below the driveway to protect tree roots below.
6. There will ultimately be a net gain of permeable area for the trees via the installed turf grid and void between the natural ground level and the underside of the new driveway. While the removal of the driveway is not specified in the plans provided, consideration for the removal of the existing driveway is recommended to allow further permeable area within the TPZ of retained trees.
7. The proposed plans do not detail the edge of the driveway as it interfaces with the turf grid, it is assumed this will be detailed in the Engineering stages. However, it is essential that the edge of the driveway is not required to be a dropped edge that requires any excavation into the natural ground where it may impact significant tree roots.
8. The amended plans still show a major encroachment into the TPZ and the SRZ of the trees. However, the amended design is proposed to be tree sensitive and on the provision the proposal is constructed under the guidance of a consulting Arborist and in accordance with the amended plans, the structures are much less likely to need to disturb significant tree roots. Therefore, under the amended design the trees are likely to remain in a viable condition and retain their existing useful life expectancy.

Hugh Millington

Senior Consultant and Director