

James Brunker
32 Loblay Crescent
BILGOLA PLATEAU NSW 2107



ABN 14 631 973 638

24 January 2025

Dear James,

SITE ADDRESS: 32 Loblay Crescent, Bilgola Plateau, New South Wales, 2107.

PROJECT - Addendum to Arboricultural Impact Assessment (AIA) for Mod2024/0694.

At your request, I have reviewed the recently supplied, amended plans in relation to the proposed alterations and additions at 32 Loblay Crescent, Bilgola Heights. Specifically, changes in design/construction for the proposed retaining wall impacting one (1) tree (Tree 1) and one (1) hedgerow (Group 2) located along the northern boundary.

All tree numbering and details are taken from the previous Treeism Arboricultural Services Arboricultural Impact Assessment (AIA), Revision 3, dated November 2023. This addendum is to be read in conjunction with the previous AIA.

Documents/information reviewed in relation to this report include:

- Arboricultural Impact Assessment (AIA) for 32 Loblay Avenue (sic), Bilgola Plateau, Treeism Arboricultural Services, Revision 3, dated November 2023.
- Revised Design Plans, dwg no's. RW DA01D – RW DA03D, Revision D, dated December 2024, authored by Jo Willmore Designs.
- Engineering Plans, Project no. 4811C, dwg no. 0L1, dated 20 November 2024, authored by NITMA Consulting.
- Notice of Determination (NOD) DA2023/1023, Alterations and additions to a dwelling house including retaining walls, dated 9 February 2024, authored by Phil Lane of Northern Beaches Council.
- Landscape Referral Response, Modification of Development Consent DA2023/1023 granted for Alterations and additions to a dwelling house including retaining walls, MOD2024/0694, dated 14 January 2025, authored by Phil Lane of Northern Beaches Council.
- AS4970-2009 Protection of trees on development sites, Standards Australia (AS4970).

Also attached is the following:

- Appendix A – Design Plans – Detailing proposed wall location.

LIMITATIONS

All data has been verified as far as possible; however, I can neither guarantee nor be responsible for the accuracy of information provided by others. Information contained in this report only reflects the condition of the trees and hedgerow at the time of the original inspection (5/3/2023)

Trees are dynamic, living things which can be subject to change without notice in certain circumstances.

Treeism Arboricultural Services Pty Ltd		
Consulting Arboriculturist	Church Point NSW 2105	Mobile: 0403 935 419
Email: chantalle@treeism.com.au		

DUSCUSSION – Tree 1 and Group 2

In relation to the proposed retaining wall amendments, it is noted that Treeism was not provided with Engineering Plans for use within the original AIA (or subsequent revisions), Engineering Plans were provided for Construction Certification under Condition of Consent (CoC) number 12 of DA2023/1023.

DA2023/1023 now has approved engineering plans showing details for the sandstone retaining wall (see Figure 1 below/next page). The Section Plan provides details of a compacted, roadbase footing, with a bearing capacity of 160kPa.

Additionally, the location/site plan within this drawing has the retaining wall sitting parallel to the boundary in the north-western corner. This is impractical and inconsistent retrospectively in relation to both the tree stem location and approved Site Plan, drawing no. RW DA-01B, dated June 2023 authored by Jo Willmore Designs. However, Conditions of Consent no. 14, 17, 18 and 26 direct and discuss tree protection requirements, thus potentially overriding any risk to tree roots due to this inconsistency.

The proposed Concrete Retaining Wall appears to have the same footprint but the bearing capacity for this style wall is reduced from 160kPa to 100kPa (see Figure 2 next page). This should reduce the need for such a large footing, the front sandstone wall section (already constructed) required a minimal footing (see Plate 1 below/next page), the appointed Consultant Engineer has already provided compliance for these works.

The owner/builder has stated *'We can also put compressible material over any of the viburnum roots (Note. Group 2, hedgerow) to allow for movement underneath the concrete as well, something we couldn't do with the sandstone..... Any lintel beams can be put in as required (Note – in relation to the SRZ of Tree 1) but that is when we will need your (Project Arborist) input to advise what is necessary once it has been uncovered.*

The proposed concrete wall construction (compared to the Sandstone approved wall) will only reduce any impacts to Tree 1 and Group 2 given the above discussion.

Care will be required to line the retaining wall however, to ensure any potential lime within the poured concrete does not infiltrate/leach into the existing ground/soil. Lime significantly raised pH levels restricting plants ability to absorb necessary nutrients for growth.



Plate 1 – Sandstone wall just completed near Group 3, note minimal footing construction.

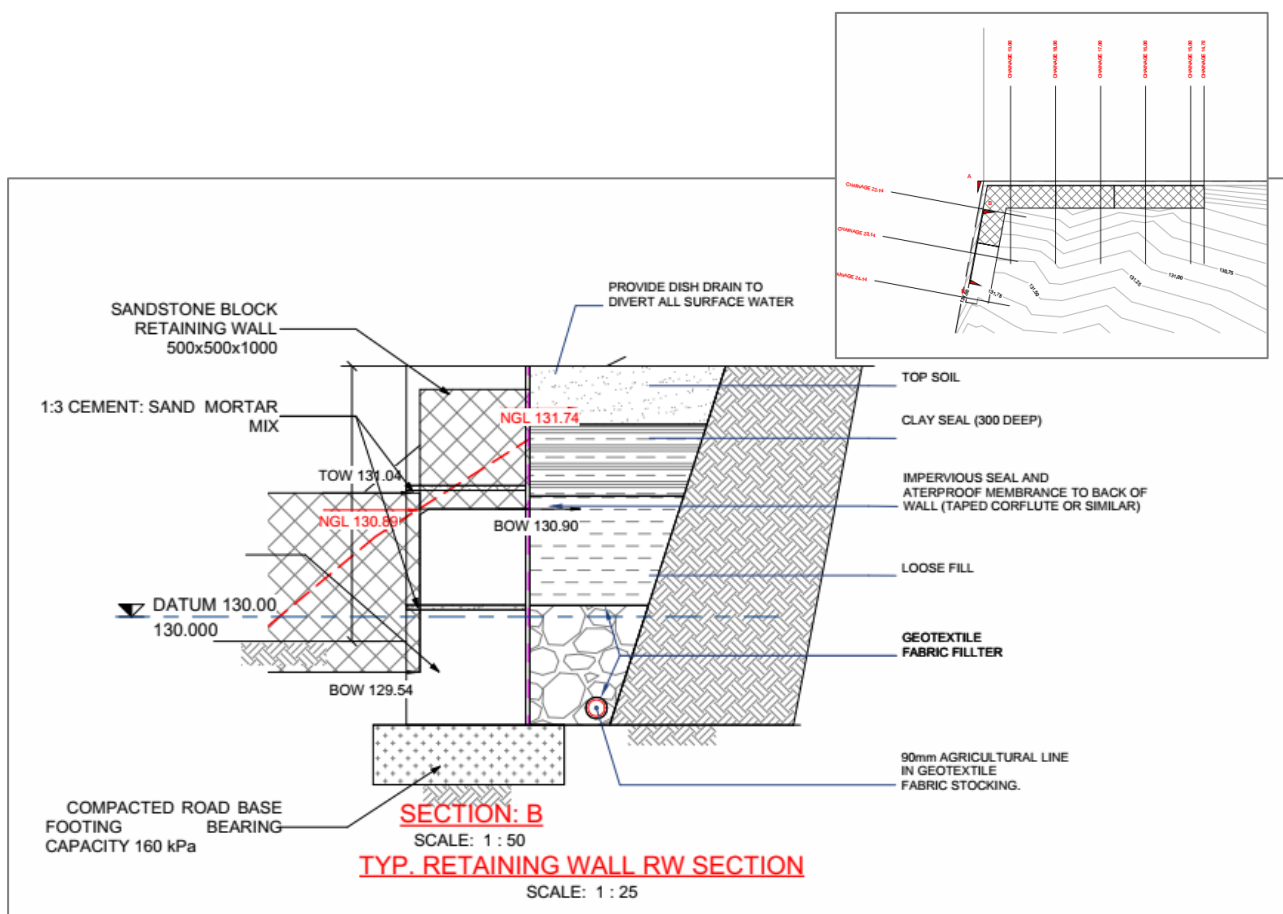


Figure 1 – Approved (CC) Engineering Plans for retaining wall – Excerpt of Site Plan - Elevations, Project no. 4811C, dwg no. 0L1, Issue A, 20/3/24 authored by NITMA Consulting Pty Ltd. Inset shows proposed location of retaining wall, note inconsistent with approved Design Drawings. NOT TO SCALE. Marked up by C Hughes.

RECOMMENDATIONS - Minimising Impacts on Trees to be Retained.

The Conditions of Consent within NOD for DA2023/1023 detail tree protection methodology and the requirement of a Project Arborist. Ideally the Engineering Design drawings would be consistent with the approved Design Drawings.

Amended design of footing may still be necessary within the SRZ of Tree 1, ongoing liaison with the builder during this stage will be required, the addition of a compressible material to allow root growth is also recommended below the proposed footing but not if this requires excavation.

It is highly recommended the proposed Concrete Retaining Wall is lined prior to pouring to ensure no leachates enter the existing soil.

Please contact the undersigned via email chantalle@treeism.com.au or phone 0403 935 419 to discuss further if required.

Yours sincerely

Chantalle Hughes



Chantalle Brackenridge Hughes

Consulting arboriculturist and horticulturist.

ISA Tree Risk Assessment Qualification (TRAQ) 2016, updated 2022

Quantified Tree Risk Assessment Registered User (QTRA) 2024

Diploma of Horticulture (Arboriculture) Credit

Tree Surgery Certificate

Advanced Certificate Urban Horticulture

Accredited Member of Institute of Australian Consulting Arboriculturists (IACA)

Member of the International Society of Arboriculture (ISA)

APPENDIX A – DESIGN PLANS – Detailing proposed wall location.

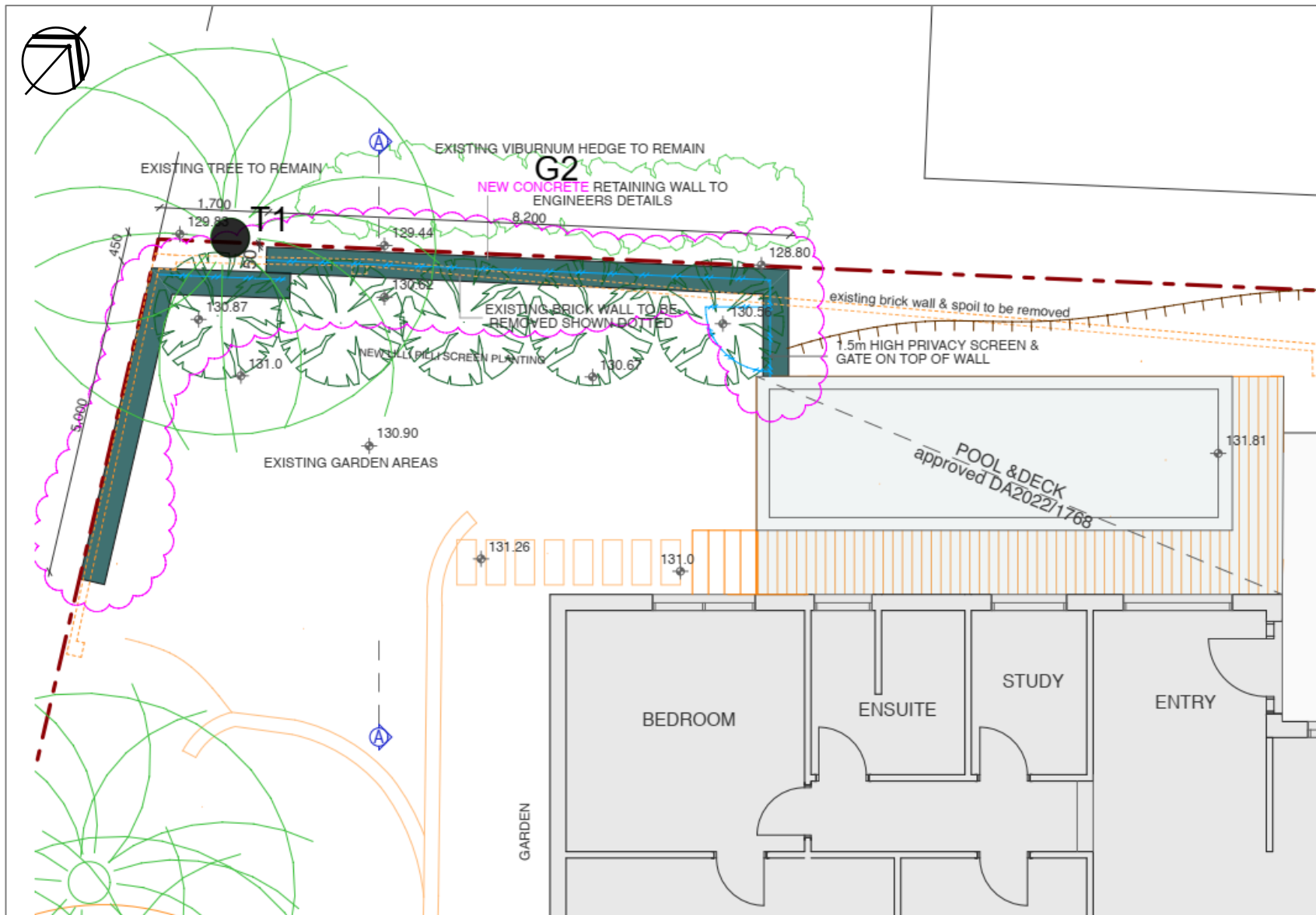


Figure 1 – Excerpt of Floor Plan, dwg no. RW DA-02D, dated December 2024, Rev D, prepared by Jo Willmore Designs. Tree/hedge marked up by C Hughes (NOT TO SCALE).