

Landscape Referral Response

Application Number:	Mod2024/0694
Date:	29/01/2025
Proposed Development:	Modification of Development Consent DA2023/1023 granted for Alterations and additions to a dwelling house including retaining walls
Responsible Officer:	Phil Lane
Land to be developed (Address):	Lot 16 DP 236420 , 32 Loblay Crescent 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 modification to development consent DA2023/1023.

Additional Information Comment 29/01/25:

The arboricultural letter and engineering information is noted.

The Arborist states that the concrete wall will reduce impact to the adjacent trees due to a reduction in bearing capacity and the ability to adopt tree sensitive construction techniques. The concrete wall shall be designed in collaboration with the Arborist to ensure the viable retention of the surrounding trees, and as such the condition 'Concrete Wall Design Near Trees to be Retained' will be added as part of this modification application. All other conditions imposed under DA2023/1023 remain.

Original Comment:

The application proposes to change the retaining wall in the rear building setback from sandstone blocks to concrete. It is noted the sandstone block wall was assessed by the Arborist under DA2023/1023 and the retention of tree 1 and tree group 2 were reliant on the minimal impact and minimal excavation required for this construction methodology. While in theory no objection is made to a concrete wall, this construction methodology would usually required considerable footings. Please provide further information from the engineer regarding the requirements of any footings and updated comments from the Arborist supporting the concrete wall construction in regards to the retention of tree 1 and tree group 2.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Concrete Wall Design Near Trees to be Retained

- a) the concrete wall design including any lining or footing requirements near existing tree 1 and tree group 2 shall be developed in co-ordination with an Arborist with AQF minimum Level 5 qualifications in arboriculture, and a qualified Structural Engineer.
- b) the Arborist shall review, comment, recommend design revision as required and approve the design, to ensure the concrete wall will be manageable in terms of tree protection measures.
- c) the Arborist shall submit certification to the Certifier that the design is accepted.
- d) the agreed design plans and footing layout shall be submitted to the Certifier for approval prior to commencement of works.

Reason: Tree protection.