



28 April 2025

REFERRAL RESPONSE – TREES AND LANDSCAPING

FILE NO: Development Applications: 240/2024/1

ADDRESS: 80 Drumalbyn Road BELLEVUE HILL 2023

PROPOSAL: Demolition of the existing three (3) residential flat buildings and associated structures on the sites and the construction of a new residential flat building comprising 26 units, two swimming pools & landscaping with the sites consolidated

FROM: Simone Woodman - Tree Management Officer

TO: Mr V Aleidzans

1. ISSUES

None.

2. DOCUMENTATION

I refer to the following documents received for this report:

- Architectural Drawing No.s DA1002/04, DA2000/03, DA2001/04, DA2002/03, DA2003/04, DA2004/04, DA2005/04, DA2006/03, DA3001/04, DA3002/04, DA3003/04, drawn by MHNDUNION, dated 27/03/2025
- Arboricultural Impact Assessment and Management Plan, Reference 2025/0216/2, written by Botanics Tree Wise People Pty Ltd, dated April 2025
- Landscape Plan No.s DA 01-D3624 issue 01 Revision F, DA 02-D3624 issue 01 Revision F, DA 03-D3624 issue 01 Revision F, DA 04-D3624 issue 01 Revision F, DA 05-D3624 issue 01 Revision F, DA 06-D3624 issue 01 Revision F, DA 07-D3624 issue 01 Revision F, DA 08-D3624 issue 01 Revision F, designed by Dangar Barin Smith, dated 26/03/2025
- Landscape Report titled - Response to landscape RFI's for 80-84 Drumalbyn road, Bellevue Hill DA240/2024/1, written by Dangar Barin Smith, dated 26/03/2025
- Shoring General Arrangement Plan, Pages 1 and 2, drawn by Dunning's Consulting Engineers, dated 19/03/2025

3. RELEVANT CONTROLS

- Woollahra Local Environment Plan 2014
- Woollahra Development Control Plan 2015



- Woollahra Street Tree Master Plan 2014 – Part 1, Part 2 (Precinct Plans), Part 3 (appendices)
- The comments and recommendations within this Referral Response have taken into consideration the guidelines established within Australian Standard AS 4373 – Pruning of amenity trees and Australian Standard AS 4970 – Protection of trees on development sites

4. SUMMARY

- Proposed removal of numerous trees with replacement tree planting.
- Landscape plan complied with Section B3.7.1 of the Woollahra Development Control Plan requiring 30% canopy cover to the subject property.
- Amended Arboricultural Impact Assessment and Management Plan unsatisfactory and recommended not to be included as a supporting document should the proposed development be approved.

5. COMMENTS

Located throughout the subject properties are a number of trees ranging in landscape significance from moderate to exempt in accordance with Council's Development Control Plan. In relation to the subject properties the trees with the highest landscape significance are the two Hills Weeping figs located on the Council verge at the front of the subject properties. The proposed development will impact on the trees located on the Council area. Accordingly the full calculated tree bond value should apply to each tree.

Removal of most of the existing trees within the subject properties are proposed with the exception of T17 *Phoenix canariensis* (Canary Island Date palm) and T18 *Eucalyptus scoparia* (Willow Gum) located in the front south western corner of 84 Drumalbyn Road Bellevue Hill.

The submitted amended Arboricultural Impact Assessment and Management Plan, written by Botanics Tree Wise People Pty Ltd, dated April 2025 remains unsatisfactory with inconsistent tree numbering and incorrect tree identification. Additionally no proper tree assessment has been made of all existing trees to be retained and appropriate tree protection measures recommended. Accordingly I recommend the amended Arboricultural Impact Assessment and Management Plan not be included as a supporting document should the proposed development be approved.

To identify the locations of existing trees within my referral a physical description of the location of each tree has been included.

Note the following tree identification amendments have been made in my referral response:

- T10a is not *Erythrina x sykesii* (Coral tree) it is *Brachychiton acerifolius* (Illawarra Flame tree)
- 14a is a *Jacaranda mimosifolia* (Jacaranda) not a *Plumeria acutifolia* (frangipani)
- T15 not a *Melia* it is a *Koelreuteria paniculata* (Golden Rain tree)
- T18a and 25a 2 x *Ligustrum sinense* (Small-leaved Privet) added
- T20 *Olea europea* var. *africana* (African Olive) was not there at the time of inspection
- T26 is not *Strelitzia nicolai* (Giant Bird of Paradise) it is *Erythrina x sykesii* (Coral tree)
- T26a *Archontophoenix cunninghamiana* (Bangalow palm) added
- T29 is a *Eriobotrya japonica* (Loquat tree) not a *Plumeria acutifolia* (Frangipani)



The submitted landscape plan proposes replacement tree planting that satisfies the 30% canopy cover requirement for land zoned R3 in accordance with Section B3.7.1 of the Woollahra Development Control Plan.

Tree 2 *Callistemon viminalis*. (Weeping Bottle Brush) located on the Council verge on the north eastern side of the existing driveway at the front of 84 Drumalbyn Road Bellevue Hill will require removal to allow for site access. To replace the loss of canopy cover from the proposed removal of T2 *Callistemon viminalis*. (Weeping Bottle Brush) a replacement tree should be planted on the verge area with a species of tree consistent with the Woollahra Street Tree Master Plan. I have include Condition D.2 and F.4 to address this issue.

6. RECOMMENDATIONS

Council's Tree and Landscape Officer has determined that the development proposal is satisfactory in terms of tree preservation and landscaping, subject to compliance with the following Conditions of Consent.

A. GENERAL CONDITIONS

Approved Plans and Supporting Documents

Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with both the architectural plans to which is affixed a Council stamp "Approved" and supporting documents listed below unless modified by any following condition.

Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author	Date
Plan No.s DA 01- D3624 issue 01 Revision F, DA 02- D3624 issue 01 Revision F, DA 03- D3624 issue 01 Revision F, DA 04- D3624 issue 01 Revision F, DA 05- D3624 issue 01 Revision F, DA 06- D3624 issue 01 Revision F,	Landscape Plan	Dangar Barin Smith	26/03/2025



DA 07-D3624 issue 01 Revision F, DA 08-D3624 issue 01 Revision F			
Pages 1 and 2	Shoring General Arrangement Plan	Dunnings Consulting Engineers	19/03/2025

Notes:

- Warning to Principal Certifier – You must always insist on sighting the original Council stamped approved plans. You must not rely solely upon the plan reference numbers in this condition. Should the Applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plans.
- These plans and supporting documentation may be subject to conditions imposed under section 4.17(1)(g) of the Act modifying or amending the development.

Condition Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

Standard Condition A.2 (Autotext 2A)

A.2 Tree Preservation and Landscaping Works

While site work is being carried out, all landscape works must be undertaken in accordance with the approved landscape plan, arborist report, tree management plan and transplant method statement as applicable.

a) The following trees must be retained:

- Trees on private land:

Council Ref No	Species	Location	Dimension (metres)
17	<i>Phoenix canariensis</i> (Canary Island Date palm)	Front south western corner of 84 Drumalbyn Road Bellevue Hill	9 x 8
18	<i>Eucalyptus scoparia</i> (Willow Gum)	Southern side boundary of 84 Drumalbyn Road Bellevue Hill	16 x 16

- Trees on Council land:

Council Ref No	Species	Location	Dimension (metres)	Tree value
1	<i>Ficus microcarpa</i> var. 'Hillii' (Hills Weeping Fig)	Council verge – southern side of 80 Drumalbyn Road Bellevue Hill frontage	14 x 36	\$60,000.00
6	<i>Ficus microcarpa</i> var. 'Hillii' (Hills Weeping Fig)	Council verge –	14 x 36	\$60,000.00



		Northern side of 80 Drumalbyn Road Bellevue Hill frontage		
15	<i>Koelreuteria paniculata</i> (Golden Rain tree)	Council verge – Southern side of 84 Drumalbyn Road Bellevue Hill frontage	4 x 4	\$1700.00

The tree/s required to be retained must appear coloured green on the Construction Certificate plans.

b) The following trees may be removed:

Council Ref No	Species	Location	Dimension (metres)
2	<i>Callistemon viminalis</i> . (Weeping Bottle Brush)	Council verge north eastern side of existing driveway in front of 84 Drumalbyn Road Bellevue Hill	6 x 5
3	<i>Prunus</i> sp.	Front yard of 82 Drumalbyn Road Bellevue Hill	4 x 5
4	<i>Olea europea</i> var. <i>africana</i> (African Olive)*	Front yard of 82 Drumalbyn Road Bellevue Hill	5 x 8
5	<i>Gleditsia triacanthos</i> cvs (Honey Locust) *	Front yard of 82 Drumalbyn Road Bellevue Hill	6 x 10
7	<i>Phoenix canariensis</i> (Canary Island Date palm)	Southern side boundary of 82 Drumalbyn Road Bellevue Hill	10 x 6
8	<i>Robinia pseudoacacia</i> (Robinia)	Southern side boundary of 80 Drumalbyn Road Bellevue Hill	14 x 10
9	<i>Phoenix canariensis</i> (Canary Island Date palm)	Northern side of rear yard of 84 Drumalbyn Road Bellevue Hill	12 x 10
9a	<i>Strelitzia nicolai</i> (Giant Bird of Paradise)*	Adjacent T9 Northern side of rear yard of 84 Drumalbyn Road Bellevue Hill	7 x 10
10	<i>Erythrina</i> x <i>sykesii</i> (Coral tree)*	Rear yard south eastern corner of 82 Drumalbyn Road Bellevue Hill	14 x 12
10a	<i>Brachychiton acerifolius</i> (Illawarra Flame tree)	Rear yard north eastern corner of 84 Drumalbyn Road Bellevue Hill	10 x 4
11	<i>Erythrina</i> x <i>sykesii</i> (Coral tree)*	Rear yard south eastern corner of 82 Drumalbyn Road Bellevue Hill	14 x 12
12	<i>Casuarina glauca</i> (Swamp She-oak) - dead	Rear yard of 82 Drumalbyn Road Bellevue Hill	16 x 10



13	<i>Casuarina glauca</i> (Swamp She-oak) – fallen at base	Rear yard of 82 Drumalbyn Road Bellevue Hill	12 x 8
14	<i>Catalpa bignonioides</i> (Indian Bean tree)	Rear yard of 82 Drumalbyn Road Bellevue Hill	9 x 10
14a	<i>Jacaranda mimosifolia</i> (Jacaranda)	Rear yard of 82 Drumalbyn Road Bellevue Hill	8 x 4
18a	<i>Ligustrum sinense</i> (Small-leaved Privet)	Growing adjacent the base of T18 on southern side boundary of 84 Drumalbyn Road Bellevue Hill	5 x 5
19	<i>Olea europea var. africana</i> (African Olive)*	Southern side boundary of 84 Drumalbyn Road Bellevue Hill	9 x 10
21 – 24	<i>Murraya paniculata</i> (Mock Orange)	Southern side boundary of 84 Drumalbyn Road Bellevue Hill	6 metres height
25a	<i>Ligustrum sinense</i> (Small-leaved Privet)	Rear yard southern side boundary of 84 Drumalbyn Road Bellevue Hill	5 x 4
26b	<i>Strelitzia nicolai</i> (Giant Bird of Paradise)*	Rear yard of 84 Drumalbyn Road Bellevue Hill	10 x 4
29	<i>Eriobotrya japonica</i> (Loquat tree)	Northern side boundary of 80 Drumalbyn Road Bellevue Hill	4 x 4
29a	<i>Plumeria acutifolia</i> (Frangipani)	Northern side boundary of 80 Drumalbyn Road Bellevue Hill	4 x 4
30	<i>Eriobotrya japonica</i> (Loquat tree)	Northern side boundary of 80 Drumalbyn Road Bellevue Hill	4 x 4
31	<i>Eriobotrya japonica</i> (Loquat tree)	Northern side boundary of 80 Drumalbyn Road Bellevue Hill	4 x 6

The tree/s that may be removed must appear coloured red on the Construction Certificate plans.

The species marked (*) is exempt from the WMC DCP and can be removed without requiring consent from Council.

B. BEFORE DEMOLITION WORK COMMENCES

B.1 Payment of Security and Fees

Prior to any site works, the following security and fees must be paid in full:

Description	Amount	Indexed	Council Fee Code
SECURITY under section 4.17(6) of the <i>Environmental Planning and Assessment Act 1979</i>			



Property Damage Security Deposit -making good any damage caused to any property of the Council	\$<INSERT>	No	T115
Tree Damage Security Deposit – making good any damage caused to any public tree	\$121700.00	No	T114
INSPECTION FEES under section 608 of the <i>Local Government Act 1993</i>			
Public Tree Management Inspection Fee	\$242.00	No	T95
Street Tree Planting and Maintenance Fee	\$2,156.00	No	T95
Security Deposit Administration Fee	\$235.00	No	T16
TOTAL SECURITY AND FEES	\$<INSERT>		

How must the payments be made?

Payments must be made by:

- cash deposit with Council,
- credit card payment with Council, or
- bank cheque made payable to Woollahra Municipal Council.

The payment of a security may be made by a bank guarantee where:

- the guarantee is by an Australian bank for the amount of the total outstanding contribution,
- the bank unconditionally agrees to pay the guaranteed sum to the Council on written request by Council on completion of the development or no earlier than 12 months from the provision of the guarantee whichever occurs first --> NOTE: a time limited bank guarantee or a bank guarantee with an expiry date is not acceptable,
- the bank agrees to pay the guaranteed sum without reference to the Applicant or landowner or other person who provided the guarantee and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development in accordance with the development consent,
- the bank guarantee is lodged with the Council prior to any site works being undertaken, and
- the bank's obligations are discharged when payment to the Council is made in accordance with the guarantee or when Council notifies the bank in writing that the guarantee is no longer required.

Notes:

- An application must be made to Council by the person who paid the security for release of the securities held under section 4.17 of the Act.
- The securities will not be released until the Occupation Certificate has been lodged with Council, Council has inspected the site and Council is satisfied that the public works have been carried out to Council's requirements. Council may use part or all of the security to complete the works to its satisfaction if the works do not meet Council's requirements.
- Council will only release the security upon being satisfied that all damage or all works, the purpose for which the security has been held have been remedied or completed to Council's satisfaction as the case may be.
- Council may retain a portion of the security to remedy any defects in any such public work that arise within 6 months after the work is completed.
- Upon completion of each section of road, drainage and landscape work to Council's satisfaction, 90% of the bond monies held by Council for these works will be released upon



application. 10% may be retained by Council for a further 6 month period and may be used by Council to repair or rectify any defects or temporary works during the 6 month period.

- The Refund of Security Bond Application form can be downloaded from www.woollahra.nsw.gov.au

Condition Reason: To ensure any relevant security and fees are paid.

Standard Condition B14 (Autotext 14B)

B.2 Establishment Tree Protection Measures within the Tree Protection Zones (TPZ)

Prior to any site works, tree protection measures must be established around all trees to be retained in accordance with Section 4 of the Australian Standard Protection of Trees on Development Sites (AS 4970).

The Tree Protection Zones must be calculated in accordance with Section 3 of the Australian Standard Protection of Trees on Development Sites (AS 4970).

A Construction Site Management Plan, which clearly details the tree protection measures, must be prepared before the issue of a construction certificate. The tree protection measures must comply with the following requirements;

a) Tree Protection Fencing:

Council Ref No	Species	Tree Location	Fence Radius from Centre of Trunk (Metres)*
1	<i>Ficus microcarpa</i> var. 'Hillii' (Hills Weeping Fig)	Council verge – southern side of 80 Drumalbyn Road Bellevue Hill frontage	Verge area
6	<i>Ficus microcarpa</i> var. 'Hillii' (Hills Weeping Fig)	Council verge – Northern side of 80 Drumalbyn Road Bellevue Hill frontage	Verge area
15	<i>Koelreuteria paniculata</i> (Golden Rain tree)	Council verge – Southern side of 84uu Drumalbyn Road Bellevue Hill frontage	2
16	<i>Camellia sasanqua</i> (Camellia)	Front north western corner of 86 Drumalbyn Road Bellevue Hill	3
17	<i>Phoenix canariensis</i> (Canary Island Date palm)	Front south western corner of 84 Drumalbyn Road Bellevue Hill	6
18	<i>Eucalyptus scoparia</i> (Willow Gum)	Southern side boundary of 84 Drumalbyn Road Bellevue Hill	8
25	<i>Radermachera sinica</i> (China Doll tree)	Northern side boundary of 86 Drumalbyn Road Bellevue Hill	2
26	<i>Erythrina x sykesii</i> (Coral tree)	Rear yard of 86 Drumalbyn Road Bellevue Hill	5



26a	<i>Archontophoenix cunninghamiana</i> (Bangalow palm)	Rear yard northern side boundary of 86 Drumalbyn Road Bellevue Hill	2
27	<i>Celtis sinensis</i> (Chinese Nettle)	Rear yard of 86 Drumalbyn Road Bellevue Hill	4.5

Where this condition relates to street trees, and the fence cannot be placed at the specified radius, the fencing is to be positioned so that the entire verge (nature strip) area in front of the subject property, excluding existing driveways and footpaths, and bus stops is protected.

Where this condition relates to trees on private property, the radial distance of fencing must be positioned only within the subject property relating to the development consent.

- b) Tree Protection Zones must be fenced with a 1.8 metre high chainmesh or weldmesh fence and secured to restrict access. The fence must be established prior to any materials being bought onto the site and before the commencement of works including demolition. The area within the fence must be mulched and the mulch layer maintained to a depth of 75mm. The soil within the TPZ area must be kept in a moist condition for the duration of the construction works. Unless approved by the site arborist there must be no access within the TPZ area.
- c) Trunk protection must be installed around the trunks of the following trees:

Council Ref No	Species
1	<i>Ficus microcarpa</i> var. 'Hillii' (Hills Weeping Fig)
6	<i>Ficus microcarpa</i> var. 'Hillii' (Hills Weeping Fig)
17	<i>Phoenix canariensis</i> (Canary Island Date palm)
18	<i>Eucalyptus scoparia</i> (Willow Gum)

Trunk protection must consist of a padding material such as hessian or thick carpet underlay wrapped around the trunk. Hardwood planks (50mm x100mm or similar) must be placed over the padding and around the trunk of the tree at 150mm centres. The planks must be secured with 8 gauge wire at 300mm spacing. Trunk protection must extend a minimum height of 2 metres or to the maximum possible length permitted by the first branches.

- d) Signs identifying the Tree Protection Zone area must be erected on each side of the protection fence indicating the existence of a TPZ area. Signage must be visible from within the development site.
- e) No excavation, construction activity, grade changes, storage of materials, stockpiling, siting of works sheds, preparation of mixes or cleaning of tools is permitted within Tree Protection Zones, unless specified in this consent.
- f) Ground protection must be established within the specified radius from the trunks of the following trees.



Council Ref No	Species	Tree Location	Radius from Centre of Trunk (Metres)
16	<i>Camellia sasanqua</i> (Camellia)	Front north western corner of 86 Drumalbyn Road Bellevue Hill	3
17	<i>Phoenix canariensis</i> (Canary Island Date palm)	Front south western corner of 84 Drumalbyn Road Bellevue Hill	6
18	<i>Eucalyptus scoparia</i> (Willow Gum)	Southern side boundary of 84 Drumalbyn Road Bellevue Hill	8

Ground protection must consist of (geotextile fabric placed directly over the ground surface with 100mm mulch / aggregate / rumble boards strapped over mulch / steel plating over 10mm mulch layer / retention of existing surface. No excavation, construction activity, grade changes, storage of materials, stockpiling, siting of works sheds, preparation of mixes or cleaning of tools is permitted within the ground protection area unless specified in this consent.

- g) Temporary access within the TPZ area for pedestrian and machinery movements must only be permitted with the approval of the site arborist or unless specified in this consent.
- h) The site supervisor must be made aware of all tree protection requirements associated with these conditions of consent by the project arborist. Any subsequent site personnel and contractors to the site must be made aware of all tree protection requirements by the site foreman.
- i) The project arborist must provide written certification of compliance to the Principal Certifier with the above conditions.

Condition Reason: To ensure the protection of existing trees

Standard Condition B.5 (Autotext 5B)

B.3 Construction Management Plan Arborist Review

Prior to any site works, the Construction Management Plan must be reviewed and certified by the Project Arborist confirming that appropriate tree protection measures are implemented. The Construction Management Plan must be prepared in accordance with all tree protection measures specified within this consent.

The plan must address:

- a) Drawings and method statement showing details and the location of hoarding and scaffold and any pruning required to accommodate the hoarding and scaffolding;
- b) The movement and positioning of heavy machinery, lifting cranes, pier drilling gantry etc.;
- c) Site construction access, temporary crossings and movement corridors on the site defined;
- d) Contractors car parking;
- e) Phasing of construction works;
- f) The space needed for all foundation excavations and construction works;



- g) All changes in ground level;
- h) Space for site sheds and other temporary structures such as toilets;
- i) Space for sorting and storing materials (short or long term), spoil and fuel and the mixing of cement and concrete; and
- j) The effects of slope on the movement of potentially harmful liquid spillages towards or into tree protection areas.

Condition Reason To ensure the Construction Management Plan incorporates measures for the protection of existing trees.

Standard Condition B.28 (Autotext 28B)

B.4 Arborists Documentation and Compliance Checklist

Prior to any site works, the project arborist must provide written certification to the relevant consent authority that all tree protection measures and construction techniques relevant to this consent are implemented. Documentation for each site visit must include:

- A record of the condition of trees to be retained prior to and throughout development.
- Recommended actions to improve site conditions and rectification of non-compliance.
- Recommendations for future works which may impact the trees.

All compliance certification documents must be kept on site.

As a minimum the following intervals of site inspections must be made:

Stage of arboricultural inspection and supervision	Compliance documentation and photos must include
Prior to any site works	• Project Arborist to hold pre construction site meeting with the principal contractor to discuss methods and importance of tree protection measures and resolve any issues in relation to feasibility of tree protection requirements that may arise. Project Arborist to mark all trees approved for removal under DA consent. • The project arborist must install or supervise the installation of tree protection fencing, trunk protection, ground protection and traffic height control beam.

Inspections and compliance documentation must be made by an arborist with AQF Level 5 qualifications.

Additional site visits must be made when required by the site arborist and/or site foreman for ongoing monitoring/supervisory work.

Condition Reason To ensure that written certification that all tree protection measures and construction techniques relevant to this consent have been implemented.

Standard Condition B.29 (Autotext 29B)

B.5 Permissible work within Tree Protection Zones

Prior to any site works, the following works are permissible within the Tree Protection Zone:

Council	Species	Radius from Centre of Trunk (Metres)	Approved works
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Ref No			
1	<i>Ficus microcarpa</i> var. 'Hillii' (Hills Weeping Fig)	15	Piling arrangement illustrated in the Shoring General Arrangement Plan, Pages 1 and 2, drawn by Dunnings Consulting Engineers, dated 19/03/2025. The existing Sandstone retaining wall within this radius must be left in situ to protect roots behind the sandstone wall. Proposed unit complex. Proposed soft landscaping.
6	<i>Ficus microcarpa</i> var. 'Hillii' (Hills Weeping Fig)	15	Piling arrangement illustrated in the Shoring General Arrangement Plan, Pages 1 and 2, drawn by Dunnings Consulting Engineers, dated 19/03/2025. The existing Sandstone retaining wall within this radius must be left in situ to protect roots behind the sandstone wall. Proposed unit complex. Proposed soft landscaping.
16	<i>Camellia sasanqua</i> (Camellia)	3	Proposed soft landscaping.
17	<i>Phoenix canariensis</i> (Canary Island Date palm)	6	Demolition of existing garages. Proposed piers to support the proposed suspended driveway. Proposed lightweight metal wall not to be constructed into the existing ground. Proposed soft landscaping.
18	<i>Eucalyptus scoparia</i> (Willow Gum)	8	Demolition of existing garages. Proposed piers to support the proposed suspended driveway. Proposed lightweight metal wall not to be constructed into the existing ground. Proposed soft landscaping.
25	<i>Radermachera sinica</i> (China Doll tree)	3	Piling arrangement illustrated in the Shoring General Arrangement Plan, Pages 1 and 2, drawn by Dunnings Consulting Engineers, dated 19/03/2025. Proposed soft landscaping.
26	<i>Erythrina x sykesii</i> (Coral tree)	4	Proposed soft landscaping.



26a	<i>Archontophoenix cunninghamiana</i> (Bangalow palm)	2	Proposed soft landscaping.
27	<i>Celtis sinensis</i> (Chinese Nettle)	4.5	Proposed soft landscaping.

The project arborist must provide written certification of compliance to the Principal Certifier with the above condition.

Condition Reason To establish the works which are permissible within the Tree Protection Zones.

Standard Condition B.30 (Autotext 30B)

C. ON COMPLETION OF REMEDIATION WORK

Nil.

D. BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

D.1 Tree Protection Plan and Specification

Before the issue of any construction certificate, the Principal Certifier must ensure the measures for tree protection detailed in this consent are in place. The construction certificate plans and specifications must show the following information:

- a) Trees to be numbered and coloured in accordance with these conditions:
 - shaded green where required to be retained and protected
 - shaded red where authorised to be removed
 - shaded yellow where required to be transplanted
 - shaded blue where required to be pruned
- b) Tree Protection Plan and Specification prepared by an arborist with a minimum qualification of AQF 5 including the following:
 - Tree Location Plan (to scale) based on/overlaid with the approved plans, indicating trees to be retained, removed or transplanted, and the location of tree protection zones (TPZ) and structural root zones (SRZ) of trees to be retained and protected.
 - The plan must also include site specific tree protection recommendations such as fencing, ground and trunk protection and other protection devices.
 - Tree Protection Specification (written document) with tree protection requirements included from this consent and in accordance with sections 4 & 5 of AS4970, providing guidance for the implementation of tree protection methods.
 - To minimise construction damage, the plan must show specific areas requiring works to be done under direct supervision of the project arborist.
- c) References to applicable tree management plan, arborists report or transplant method statement.

This plan must be kept on site until the issue of the occupation certificate for the whole building.



Condition Reason: To ensure the construction certificate includes the approved tree management details, and all measures are implemented.

Standard Condition D.30 (Autotext 30D)

D.2 Modification of Details of the Development (section 4.17(1)(g) of the Act

Before the issue of any construction certificate, the approved plans and the construction certificate plans and specification, required to be submitted to the Principal Certifier under clause 7 of the Development Certification and Fire Safety Regulations, must detail the following amendments:

- a) Amended landscape plan, The submitted landscape plan must be amended to include one additional replacement tree and submitted to Council for approval prior to the issue of a Construction Certificate. The additional replacement tree must comprise the following:
 - 1 x *Ficus rubiginosa* (Port Jackson Fig), growing in a 100 litre container at the time of planting to replace T2 *Callistemon viminalis*. (Weeping Bottle Brush). The replacement tree must be positioned no closer than 3 metres from the north eastern edge of the proposed driveway.

Notes:

- Clause 20 of the Development Certification and Fire Safety Regulations prohibits **the** issue of any construction certificate subject to this condition unless the Principal Certifier is satisfied that the condition has been complied with.
- Clause 19 of the Development Certification and Fire Safety Regulations prohibits the issue of any construction certificate that is inconsistent with this consent.

Condition Reason: To require design changes and/or further information to be provided to address specific issues identified during the assessment under section 4.15 of the Act.

Standard Condition D.4 (Autotext 4D)

E. BEFORE BUILDING WORK COMMENCES

Nil.

F. DURING BUILDING WORK

F.1 Tree Preservation

While site work is being carried out, all persons must comply with Chapter E.3 – *Tree Management* of Council's Development Control Plan (DCP) 2015, other than where varied by this consent. The DCP applies to any tree with a height greater than 5 metres or a diameter spread of branches greater than 3 metres.

General Protection Requirements:

- a) The tree protection measures must be maintained during all development work unless otherwise specified within these conditions of consent.
- b) Excavation must cease where tree roots with a diameter exceeding 50mm are exposed. The principal contractor must procure an inspection of the exposed tree roots by an arborist with a minimum AQF Level 5 qualification. Excavation must only recommence with the implementation of the recommendations of the arborist.



- c) Where there is damage to any part of a tree the principal contractor must procure an inspection of the tree by a qualified arborist immediately. The principal contractor must immediately implement treatment as directed by the arborist. The arborist is to supply a detailed report to the appointed certifier.

If an approval to prune a tree has been issued the tree/s must be pruned in accordance with Australian Standard AS 4373 "Pruning of Amenity Trees" and WorkCover NSW Code of Practice Amenity Tree Industry.

Condition Reason: To protect trees during the carrying out of sitework.

Standard Condition F.8 (Autotext 8F)

F.2 Arborists Documentation and Compliance Checklist

While site work is being carried out, the project arborist must provide written certification that all tree protection measures and construction techniques relevant to this consent have been implemented. Documentation for each site visit must include:

- a) a record of the condition of trees to be retained prior to and throughout development,
- b) recommended actions to improve site conditions and rectification of non-compliance, and
- c) recommendations for future works which may impact the trees.

All compliance certification documents must be kept on site by the site Supervisor.

As a minimum the following intervals of site inspections must be made:

Stage of arboricultural inspection and supervision	Compliance documentation and photos must include
While site work is carried out	• The project arborist must supervise all demolition and excavation works within the Tree Protection Zones and specified distances of nominated trees listed in this consent. • The project arborist must supervise the positioning of the piling rig expected to be used to install piling within the Tree Protection Zones of T1 and T6 tying back branches where necessary. No consent for pruning the tree has been granted at this stage. • The project arborist must ensure pier holes within the Tree Protection Zones or specified distances of nominated trees listed in this consent are positioned to avoid the severance of and damage to roots greater than 50mm diameter. • The project arborist must ensure no level changes occur within the Tree Protection Zones or specified distances of nominated trees listed in this consent.

Inspections and compliance documentation must be made by an arborist with AQF Level 5 qualifications.

Additional site visits must be made when required by site arborist and/or site foreman for ongoing monitoring/supervisory work.

Condition Reason: To ensure that all tree protection measures and construction techniques relevant to this consent have been implemented.

Standard Condition F.45 (Autotext 45F)



F.3 Replacement/Supplementary trees which must be planted

While site work is being carried out, any replacement or supplementary tree must be grown in accordance with Tree stock for landscape use (AS 2303). The following replacement tree/s must be planted in deep soil landscaped area <delete this if planted in a planter box on a structure> and maintained in a healthy and vigorous condition. If the replacement tree is found to be faulty, damaged, dying or dead before it attains a size whereby it becomes a prescribed tree in accordance with Chapter E.3 of Council's Development Control Plan, it must be replaced with another of the same species, which complies with the criteria outlined below.

Species/Type	Planting Location	Container Size/Size of Tree (at planting)	Minimum Dimensions at Maturity (metres)
1 x <i>Angophora costata</i> (Sydney Pink Gum)	In accordance with Landscape Plan No.s DA 01-D3624 issue 01 Revision F, DA 02-D3624 issue 01 Revision F, DA 03-D3624 issue 01 Revision F, DA 04-D3624 issue 01 Revision F, DA 05-D3624 issue 01 Revision F, DA 06-D3624 issue 01 Revision F, DA 07-D3624 issue 01 Revision F, DA 08-D3624 issue 01 Revision F, designed by Dangar Barin Smith, dated 26/03/2025	200 litre	15 x 10
4 x <i>Banksia integrifolia</i> (Coastal Banksia)		200 litres each	9 x 6 each
8 x <i>Chamaerops humilis</i> (European Fan palm)		400mm each	5 x 3 each
4 x <i>Cupaniopsis anacardioides</i> (Tuckeroo)		200 litres each	8 x 10 each
15 x <i>Cyathea cooperi</i> (Scaly tree fern)		Minimum trunk length of 1 metre at the time of planting for each	6 x 3 each
23 x <i>Howea forsteriana</i> (Kentia palm)		Minimum trunk length of 2 metres at the time of planting for each	7 x 3 each
7 x <i>Livistona australis</i> (Cabbage Tree palm)		Minimum trunk length of 3 metres at the time of planting for each	10 x 4 each
14 x <i>Tristaniaopsis laurina</i> (Water gum)		200 litres each	7 x 8 each
8 x <i>Waterhousia floribunda</i> (Weeping Lillypilly)		300mm each	10 x 10 each

The project arborist must document compliance with the above condition.

Condition Reason: To ensure the provision of appropriate replacement planting.

Standard Condition F.46 (Autotext 46F)

F.4 Street tree planting

While site work is being carried out, the street tree/s as indicated in the table below must be planted prior to the completion of works.



The fees outlined in the table below associated with the planting/s and 12 months maintenance must be paid by the applicant to Council in full prior to the issue of a construction certificate, subdivision certificate or occupation certificate, as applicable, in accordance with the Street Tree Planting and Maintenance scheduled fee. Council's Arboricultural Technical Officer (9391-7980) must be contacted a minimum of 2 months prior to the completion of works to procure tree stock and schedule the planting works.

The cost as indicated in the table below includes:

- Species selection (by Council) in line with the Woollahra Council Street Tree Master Plan (2014).
- Tree stock procured by Council compliant with Australian Standard 2303: Tree stock for landscape use.
- Installation by Council or a Council-approved contractor in a location determined by Council.
- Twelve months maintenance by Council or a Council approved contractor.

Species/Type	Planting Location	Container Size/Size of Tree (at planting)	Cost/Fees
1 x <i>Ficus rubiginosa</i> (Port Jackson Fig)	Council verge, positioned approximately 3 metres from the north eastern edge of the proposed driveway in front of 84 Drumalbyn Road Bellevue Hill.	100 litre	\$2,156.00

Condition Reason: To ensure the provision of appropriate street tree planting.

Standard Condition F.47 (Autotext 47F)

F.5 Paving in the vicinity of trees

Nil

F.6 Level changes in the vicinity of trees

While site work is being carried out, no level changes must occur within the specified radius from the trunks of the following trees.

Council Ref No	Species	Tree Location	Fence Radius from Centre of Trunk (Metres)*
1	<i>Ficus microcarpa</i> var. 'Hillii' (Hills Weeping Fig)	Council verge – southern side of 80 Drumalbyn Road Bellevue Hill frontage	Verge area up to the front boundaries of the subject properties
6	<i>Ficus microcarpa</i> var. 'Hillii' (Hills Weeping Fig)	Council verge – Northern side of 80 Drumalbyn Road Bellevue Hill frontage	Verge area up to the front boundaries of the subject properties
15	<i>Koelreuteria paniculata</i> (Golden Rain tree)	Council verge – Southern side of 84uu	2



		Drumalbyn Road Bellevue Hill frontage	
16	<i>Camellia sasanqua</i> (Camellia)	Front north western corner of 86 Drumalbyn Road Bellevue Hill	3
17	<i>Phoenix canariensis</i> (Canary Island Date palm)	Front south western corner of 84 Drumalbyn Road Bellevue Hill	6
18	<i>Eucalyptus scoparia</i> (Willow Gum)	Southern side boundary of 84 Drumalbyn Road Bellevue Hill	8
25	<i>Radermachera sinica</i> (China Doll tree)	Northern side boundary of 86 Drumalbyn Road Bellevue Hill	2
26	<i>Erythrina x sykesii</i> (Coral tree)	Rear yard of 86 Drumalbyn Road Bellevue Hill	5
26a	<i>Archontophoenix cunninghamiana</i> (Bangalow palm)	Rear yard northern side boundary of 86 Drumalbyn Road Bellevue Hill	2
27	<i>Celtis sinensis</i> (Chinese Nettle)	Rear yard of 86 Drumalbyn Road Bellevue Hill	4.5

The project arborist must document compliance with the above condition.

Condition Reason: To ensure level changes would not adversely impact upon the health of existing trees.

Standard Condition F.49 (Autotext 49F)

F.7 Demolition of structures within vicinity of trees

While site work is being carried out, demolition of the existing garage at 84 Drumalbyn Road Bellevue Hill must be carried out by hand within the specified radius from the trunks of the following trees:

Council Ref No	Species	Location	Radius from centre of trunk (metres)
17	<i>Phoenix canariensis</i> (Canary Island Date palm)	Front south western corner of 84 Drumalbyn Road Bellevue Hill	3
18	<i>Eucalyptus scoparia</i> (Willow Gum)	Southern side boundary of 84 Drumalbyn Road Bellevue Hill	4

Small hand tools such as sledge hammers, concrete saws and jack hammers only must be used. Trunk protection and ground protection must be installed prior to any demolition work being carried out within the vicinity of these trees.

Mechanical excavation for demolition is permitted beyond the specified radius.

The project arborist must document compliance with the above condition.



Condition Reason: To ensure demolition and excavation works would not adversely impact upon the health of existing trees.

Standard Condition F.50 (Autotext 50F)

F.8 Piers in the vicinity of trees

While site work is being carried out, piers for the proposed driveway within the specified radius from the trunks of the following trees must be located so that no tree root with a diameter equal to or in excess of 50mm is severed or damaged.

Council Ref No	Species	Location	Radius from centre of trunk (metres)
17	<i>Phoenix canariensis</i> (Canary Island Date palm)	Front south western corner of 84 Drumalbyn Road Bellevue Hill	6
18	<i>Eucalyptus scoparia</i> (Willow Gum)	Southern side boundary of 84 Drumalbyn Road Bellevue Hill	8

The smallest possible area must be excavated which allows construction of the pier. In consultation with the project engineer the piers must be offset a minimum 100mm from any root equal to or in excess of 50mm to accommodate future growth.

The project arborist must document compliance with the above condition.

Condition Reason: To ensure the proposed footings would not adversely impact upon the health of existing trees.

Standard Condition F.51 (Autotext 51F)

F.9 Installation of piling and retention of existing sandstone retaining wall in the vicinity of trees

In relation to existing trees to be retained the installation of proposed piling must be positioned as indicated in the Shoring General Arrangement Plan, Pages 1 and 2, drawn by Dunnings Consulting Engineers, dated 19/03/2025.

To ensure the ongoing protection of the existing root system of Trees 1 and 6 *Ficus microcarpa* var. 'Hillii' (Hills Weeping Fig) the existing sandstone retaining wall located along the front boundaries of 80, 82 and 84 Drumalbyn Road Bellevue Hill must be left in situ.

Any roots equal to or greater than 50mm diameter uncovered for the installation of the piling must be cut cleanly with sharp tools such as a chainsaw or secateurs.

The project arborist must document compliance with the above condition.

Condition Reason: To ensure the installation of the stormwater works would not adversely impact upon the health of existing trees.

Standard Condition F.52 (Autotext 52F)



G. BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

G.1 Amenity Landscaping

Before the issue of any occupation certificate, all approved amenity landscaping (screen planting, soil stabilisation planting, etc.) and replacement/supplementary tree planting must be installed in accordance with the approved plans and documents and any relevant conditions of consent.

Condition Reason: To ensure that the environmental impacts of the development are mitigated by approved landscaping prior to the occupation of the development.

Standard Condition G.6 (Autotext 6G)

G.2 Landscaping

Before the issue of any occupation certificate, the Principal Certifier and Council must be provided with a works-as-executed landscape plan and certification from a qualified landscape architect/designer, horticulturist and/or arborist as applicable to the effect that the landscaping and replacement/supplementary tree planting works comply with this consent.

Condition Reason: To ensure that all landscaping work is completed prior to occupation.

G.3 Arborists Documentation and Compliance Checklist – Prior to any occupation certificate

Nil

G.4 Arborists Documentation and Compliance Checklist – Prior to an occupation certificate for the whole building

Before the issue of any occupation certificate for the whole of the building, the project arborist must provide written certification that all tree protection measures and construction techniques relevant to this consent have been implemented. Documentation for each site visit must include:

- a) A record of the condition of trees to be retained prior to and throughout development.
- b) Recommended actions to improve site conditions and rectification of non-compliance.
- c) Recommendations for future works which may impact the trees.

All compliance certification documents must be kept on site.

As a minimum the following intervals of site inspections must be made:

Stage of arboricultural inspection and supervision	Compliance documentation and photos must include
Before the issue of any occupation certificate for the whole of the building	• The project arborist must supervise the dismantling of tree protection measures. • After all demolition, construction and landscaping works are complete the project Arborist must assess that the subject trees have been retained in the same condition and vigour. If changes to condition are identified the project Arborist must provide recommendations for remediation.



Inspections and compliance documentation must be made by an arborist with AQF Level 5 qualifications.

Additional site visits must be made when required by site arborist and/or site foreman for ongoing monitoring/supervisory work.

Condition Reason: To ensure that all tree protection measures and construction techniques relevant to this consent are implemented.

Standard Condition G.35 (Autotext 34G)

H. OCCUPATION AND ONGOING USE

H.1 Maintenance of Landscaping

During the occupation and ongoing use, all landscaping must be maintained in general accordance with this consent.

This condition does not prohibit the planting of additional trees or shrubs subject that they are native species endemic to the immediate locality.

Notes:

- This condition also acknowledges that development consent is not required to plant vegetation and that over time additional vegetation may be planted to replace vegetation or enhance the amenity of the locality.
- Owners must have regard to the amenity impact of trees upon the site and neighbouring land.

Condition Reason: To ensure that the landscaping design intent is not eroded over time by the removal of landscaping or inappropriate exotic planting.

Standard Condition H.25 (Autotext 25H)

I. BEFORE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

Nil.

J. BEFORE SUBDIVISION WORK COMMENCES

Nil.

K. BEFORE ISSUE OF A SUBDIVISION CERTIFICATE (subdivision works)

Nil.

L. BEFORE ISSUE OF A SUBDIVISION CERTIFICATE (no subdivision works)

Nil.

M. BEFORE ISSUE OF A STRATA CERTIFICATE

Nil.



Woollahra
Municipal
Council

A handwritten signature in blue ink, appearing to be "SW", with a long, sweeping underline.

Simone Woodman
Tree Management Officer

01/05/2025
Completion Date