



23 June 2025

RE-REFERRAL RESPONSE – TREES AND LANDSCAPING

FILE NO: Development Applications: 413/2024/1

ADDRESS: 488-492 Old South Head Road ROSE BAY 2029

PROPOSAL: Demolition of the existing buildings and construction of a new four storey mixed use building comprising a Woolworths supermarket at Ground floor and Level 1 and 13 residential apartments at Levels 1-3, three levels of basement car parking and associated services; site remediation; earthworks; landscaping; signage and siteworks.

FROM: Simone Woodman - Tree Management Officer

TO: Ms L Samuels

1. ISSUES

- None.

2. DOCUMENTATION

I refer to the following documents received for this report:

- Correspondence titled Appendix E – Assessment against the Woollahra Development Control Plan 2015, prepared by Ethos Urban, CM No. 24/184057, date registered 04/10/2024
- Architectural Drawings by PBD Architects, Plan No.s:
 - DA000/3 – 26/09/2024
 - DA001/6 – 14/04/2025
 - DA002/4 – 14/04/2025
 - DA003/3 – 14/04/2025
 - DA004/3 – 14/04/2025
 - DA100/6 – 14/04/2025
 - DA101/7 – 14/04/2025
 - DA102/9 – 14/04/2025
 - DA103/9 - 14/04/2025
 - DA104/5 – 26/09/2024
 - DA105/8 – 14/04/2025
 - DA106/5 – 26/09/2024
 - DA107/5 – 26/09/2024
 - DA200/5 – 26/09/2024
 - DA201/5 – 26/09/2024
 - DA300/6 – 14/04/2025
 - DA301/5 – 26/09/2024
 - DA302/6 – 14/04/2025
 - DA303/3 – 14/04/2025



- Landscape Plan No.s 000/E, 100/E, 101/E, 102/G, 103/E, 501/C, 502/B, designed by Site Image Landscape Architects, dated C, E, G – 08/04/2025
- Root Investigation Statement – Tree 5, written by Naturally Trees, dated 16/06/2025
- Pruning and Impact Statement, written by Naturally Trees, dated 16/06/2025
- Arboricultural Impact Appraisal and Method Statement, written by Andrew Scales – Naturally Trees, dated 02/10/2024

3. RELEVANT CONTROLS

- Woollahra Local Environment Plan 2014
- Draft Woollahra Development Control Plan 2015 (Amendment No 27)
- 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
- Apartment Design Guide – Tools for improving the design of residential apartment development, Part 4, 4P – Planting on Structures, written by NSW Department of Planning, Industry and Environment, dated July 2015

4. SUMMARY

Root mapping and Pruning specification have demonstrated the proposed development can be achieved with the inclusion of tree protection measures.

Replacement street tree planting is recommended to replace the proposed removal of a Norfolk Island Hibiscus located at the front of 30 Albemarle Avenue Rose Bay.

The submitted landscape design proposes replacement tree planting that satisfies the controls specified in the Draft Woollahra Development Control Plan 2015 (Amendment No 27).

Tree protection measures and an amended architectural plan is recommended to ensure impacts to existing street trees is minimised.

5. COMMENTS

Located on the Old South Head Road and Albemarle Avenue verge areas in front of the subject site are four trees. Trees 5 and 6 are *Lophostemon confertus* (Brush Box) growing in Albemarle Avenue. Trees 7 and 8 are *Gleditsia triacanthos* cvs (Honey Locust) growing in Old South Head Road. These trees are proposed to be retained.

Existing trees located within 30 Albemarle Avenue are of low to moderate landscape value and are proposed to be removed.



Located on the Council verge at the front of 30 Albemarle Avenue Rose Bay is a *Lagunaria patersonia* (Norfolk Island Hibiscus). The tree is proposed for removal as part of the proposed development. The species of tree is listed on the exempt tree species list in Chapter E.3 of Council's Development Control Plan (DCP). A street tree replacement planting condition is included in my recommended conditions to ensure the loss of canopy cover is replaced with a tree species in accordance with Council's Street Tree Master Plan.

Root mapping and pruning investigations have been provided by the applicant as requested in my previous referral responses dated 05/02/2025 and 05/05/2025.

The submitted Root Investigation Statement – Tree 5 and Pruning and Impact Statement written by Naturally Trees, dated 16/06/2025 provide sufficient detail of the impacts the proposed development will have on Trees 5, 6, 7 and 8 located on the Council verge areas along the frontage of the subject property.

The proposed development indicates excavation within the Structural Root Zone of Tree 5 *Lophostemon confertus* (Brush Box). The root mapping investigation for Tree 5 has shown small diameter woody roots that will require severing to accommodate the proposed development. Based on the information provided the number and diameter size of roots required to be severed should not adversely impact on Tree 5.

The submitted Pruning and Impact Statement identifies a percentage of the canopies of Trees 5, 6, 7 and 8 that will require pruning to accommodate the proposed development. The Pruning and Impact Statement is however incomplete by not including photos of Tree 8 however does provide a written description of the percentage of pruning required and a limit on branch diameter size to be pruned. Additionally, a written description of the pruning required for Tree 9 has not been included however photographs have been provided which identify the branches required for pruning to accommodate the proposed development. Tree 5 will be the most impacted upon by the proposed pruning. Considering the species of Tree 5 (Brush Box), the level of pruning should be tolerable and it is expected the tree should recover from the proposed pruning.

To minimise pruning of Trees 5, 6, 7 and 8 the proposed awnings around the trees should be set back a minimum of 1.5 metres from the trunks and 1st and 2nd order branches of each tree. Accordingly, the architectural plans should be modified prior to the issuing of any construction certificate to include notation of this requirement.

Should the proposed development be approved, a full tree bond is recommended to be included for Trees 5, 6, 7 and 8 for the duration of the development works.

The proposed landscape design satisfies G8.2.5 Separation zone and landscaping of the Draft Woollahra Development Control Plan 2015 (Amendment No 27). Ten trees are proposed to be planted within the separation zone, three of which have mature dimensions of 8 metres in height or taller with a combined tree canopy greater than 40m². The total canopy cover within the separation zone is estimated to be approximately 10% of the site area.

An additional nine trees are proposed to be planted on the level 2 common area adding to the canopy cover of the subject site however not planted in deep soil.

Understory planting in the separation zone and roof top planting comprises a mix of Australian native and exotic plants and appear to be planted densely.



Acmena smithii minor (Lillypilly) is proposed to be planted along the length of the north western side boundary adjoining 28A Albemarle Avenue Rose Bay. The proposed hedge planting is expected to reach a mature height of approximately 3 metres.

Street level and façade soft landscaping is proposed along the Old South Head Road and Albemarle Avenue frontage.

6. RECOMMENDATIONS

Council's Tree Management 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

A.1 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 000/E, 100/E, 101/E, 102/G, 103/E, 501/C, 502/B	Landscape Plan	Site Image Landscape Architects	C, E, G – 08/04/2025
	Arboricultural Impact Assessment and Method Statement	Naturally Trees	02/10/2024
	Root Investigation Statement – Tree 5	Naturally Trees	16/06/2025
	Pruning and Impact Statement	Naturally Trees	16/06/2025

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 Council land:

Council Ref No	Species	Location	Dimension (metres)	Tree value
5	<i>Lophostemon confertus</i> (Brush Box)	Most north western specimen along the Albemarle Avenue frontage of the site	12 x 10	\$23,000.00
6	<i>Lophostemon confertus</i> (Brush Box)	Most south eastern specimen along the Albemarle Avenue frontage of the site	8 x 6	\$6,700.00
7	<i>Gleditsia triacanthos</i> cvs (Honey Locust)	Most south western specimen along the Old South Head Road frontage of the site	9 x 7	\$7,800.00
8	<i>Gleditsia triacanthos</i> cvs (Honey Locust)	Most north eastern specimen along the Old South Head Road frontage of the site	9 x 8	\$8600.00

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)
1	<i>Lagunaria patersonia</i> (Norfolk Island Hibiscus)*	Council verge in front of 30 Albemarle Avenue Rose Bay	9 x 7
2	<i>Michelia figo</i> (Port-wine Magnolia)	Front western corner of 30 Albemarle Avenue Rose Bay	5 x 4
3	<i>Celtis sinensis</i> (Chinese Nettle)*	Front yard north western side boundary	9 x 8



4	<i>X Cupressocyparis leylandii</i> (Leyland Cypress)*	Front southern corner of 30 Albemarle Avenue Rose Bay	8 x 6
9	<i>Camellia japonica</i> (Camellia)	Front yard north western side boundary	4 x 3
10	<i>Dracaena fragrans</i> (Happy Plant)	North western side boundary of 30 Albemarle Avenue Rose Bay	4 x 3
11	<i>Eriobotrya japonica</i> (Loquat tree)	North western side boundary of 30 Albemarle Avenue Rose Bay	8 x 6
12	<i>Celtis sinensis</i> (Chinese Nettle)*	Rear yard south eastern side boundary of 30 Albemarle Avenue Rose Bay	5 x 6
13	Cactus tree	South eastern side boundary of 30 Albemarle Avenue Rose Bay	8 x 3

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 2015 and can be removed without requiring consent from Council.

- c) The following trees may be pruned in accordance with Australian Standard Pruning of Amenity Trees (AS 4373) and Workcover NSW Code of Practice Amenity Tree Industry, to the minimum extent necessary to provide clearance to the new development:

Council Ref No	Species	Location	Approved pruning (extent of pruning)
5	<i>Lophostemon confertus</i> (Brush Box)	Most north western specimen along the Albemarle Avenue frontage of the site	Pruning branches no greater than 130mm diameter as indicated in the Pruning and Impact Statement, written by Naturally Trees, dated 16/06/2025. No more than 20% of live foliage can be removed.
6	<i>Lophostemon confertus</i> (Brush Box)	Most south eastern specimen along the Albemarle Avenue frontage of the site	Pruning branches no greater than 100mm diameter as indicated in the Pruning and Impact Statement, written by Naturally Trees, dated 16/06/2025. No more than 15% of live foliage can be removed
7	<i>Gleditsia triacanthos cvs</i> (Honey Locust)	Most south western specimen along the Old	Pruning branches no greater than 100mm



		South Head Road frontage of the site	diameter as indicated in the Pruning and Impact Statement, written by Naturally Trees, dated 16/06/2025. No more than 10% of live foliage can be removed
8	<i>Gleditsia triacanthos</i> cvs (Honey Locust)	Most north eastern specimen along the Old South Head Road frontage of the site	Pruning branches no greater than 100mm diameter as indicated in the Pruning and Impact Statement, written by Naturally Trees, dated 16/06/2025. No more than 10% of live foliage can be removed

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

This consent does not permit the holder, or any other person or agent, to enter any property for the purpose of undertaking approved tree works, without the consent of the owner of the property.

Only a Council authorised contractor will be allowed to undertake the pruning of trees located on Council managed land under the instruction of Council's Coordinator of Trees Maintenance in accordance with Council's Tree Management Policies and AS 4373-2007 Pruning of Amenity Trees. All costs associated with the approved pruning will be the responsibility of the applicant. Contact Council's Coordinator of Trees Maintenance on 9391 7000 to arrange the approved pruning works.

- To facilitate the assessment of Council's tree assets for pruning, a physical outline of the approved works (if not already constructed) must be provided at the time of inspection via the use of height poles or scaffolding. The outline of the approved works will enable Council's Arboricultural Technical Officer to correctly identify the branches that require pruning to provide clearance for the approved works.

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Condition Reason: To ensure all landscape works are undertaken in accordance with the approved plans and documents.

- Standard Condition A.22 (Autotext 22A)

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B. BEFORE DEMOLITION WORK COMMENCES

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B.1 Payment of Security and Fees

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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>			
Tree Damage Security Deposit – making good any damage caused to any public tree	\$46,100.00	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 The Reference for the payment must include the development application number, eg. DA413/2024/1.
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

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

- Standard Condition B14 (Autotext 14B)

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B.2 Establishment of Tree Protection Measures within the Tree Protection Zones (TPZ) of Existing Trees
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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)*
9	<i>Ficus benjamina</i> (Weeping Fig)	Rear yard of 39-41 Wilberforce Avenue Rose Bay	6

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 brought 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	Tree Location
5	<i>Lophostemon confertus</i> (Brush Box)	Most north western specimen along the Albemarle Avenue frontage of the site
6	<i>Lophostemon confertus</i> (Brush Box)	Most south eastern specimen along the Albemarle Avenue frontage of the site
7	<i>Gleditsia triacanthos</i> cvs (Honey Locust)	Most south western specimen along the Old South Head Road frontage of the site
8	<i>Gleditsia triacanthos</i> cvs (Honey Locust)	Most north eastern specimen along the Old South Head Road frontage of the site
9	<i>Ficus benjamina</i> (Weeping Fig)	Rear yard of 39-41 Wilberforce Avenue Rose Bay

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.
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- 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.
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- f) 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.
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- g) 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.
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- h) The project arborist must provide written certification of compliance to the Principal Certifier with the above conditions.
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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 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 and trunk protection

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:

Coun cil Ref No	Species	Radius from Centre of Trunk (Metres)	Approved works
5	<i>Lophostemon confertus</i> (Brush Box)	7.2	Proposed building
6	<i>Lophostemon confertus</i> (Brush Box)	3.6	Proposed building
7	<i>Gleditsia triacanthos cvs</i> (Honey Locust)	4.8	Proposed building
8	<i>Gleditsia triacanthos cvs</i> (Honey Locust)	4.2	Proposed building
9	<i>Ficus benjamina</i> (Weeping Fig)	6	Proposed boundary fence using tree sensitive techniques ensuring no roots equal to or greater than 50mm diameter are severed. 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 architectural plans. The architectural plans for the proposed development must be modified to include notes on the plans indicating a minimum 1.5 metre setback of any proposed awning from the trunks, 1st and 2nd order branches of Trees 5, 6, 7 and 8 for the incorporation into construction drawings.

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.

Trees 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 of nominated trees listed in this consent. - The project arborist must supervise the installation of any proposed hoarding within the Tree Protection Zones of nominated trees listed in this consent ensuring branches are tied back or the hoarding built around branches that do not require pruning for the purpose of clearance for the proposed building. - 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 when constructing boundary fences. • - Ensure the proposed awnings are set back a minimum of 1.5 metres from the trunks, 1st and 2nd order branches of Trees 5, 6, 7 and 8. - Project Arborist to approve relocation of tree protection for landscaping. All landscaping works within the TPZ of trees to be retained are to be undertaken in consultation with the project Arborist to minimise the impact to trees. • - Regular inspections as indicated in the Tree Management Plan.
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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>Melaleuca quinquenervia</i> (Broad-leaved Paperbark)	In accordance with Landscape Plan No.s 000/E, 100/E, 101/E, 102/G, 103/E, 501/C, 502/B, designed by Site Image Landscape	100 litre	10 x 8
2 x <i>Glochidion ferdinandii</i> (Cheese tree)		100 litre	8 x 8
4 x <i>Tristaniopsis laurina</i> (Water gum)		100 litre	8 x 6



3 x <i>Magnolia grandiflora</i> 'Little gem' (Magnolia variety)	Architects, dated C, E, G – 08/04/2025	100 litre	5 x 3
Level 2 planting			
Species/Type	Planting Location	Container Size/Size of Tree (at planting)	Minimum Dimensions at Maturity (metres)
4 x <i>Banksia integrifolia</i> (Coastal Banksia)	In accordance with Landscape Plan No.s 000/E, 100/E,	100 litre	8 x 6
4 x <i>Magnolia grandiflora</i> 'Little gem' (Magnolia variety)	101/E, 102/G, 103/E, 501/C, 502/B, designed by Site Image	100 litre	5 x 3
1 x <i>Tristanopsis laurina</i> (Water gum)	Landscape Architects, dated C, E, G – 08/04/2025	100 litre	8 x 6

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 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 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. **The Reference for the payment must include the development application number, eg. DA413/2024/1.**

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>Lophostemon confertus</i> (Brush Box)	3 metres from the closest northern edge of the proposed	100 litre	\$2,156.00



	driveway for carpark levels.		
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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	Location	Radius from centre of trunk (metres)
9	<i>Ficus benjamina</i> (Weeping Fig)	Rear yard of 39-41 Wilberforce Avenue Rose Bay	6

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 Hand excavation within tree root zones

While site work is being carried out, demolition of underground structures such as existing footings and approved excavation undertaken within the specified radius from the trunks of the following trees must be carried out by hand.

Council Ref No	Species	Location	Radius from centre of trunk (metres)
9	<i>Ficus benjamina</i> (Weeping Fig)	Rear yard of 39-41 Wilberforce Avenue Rose Bay	6

Small hand tools such as mattocks or using compressed air or water jetting only must be used. Roots with a diameter equal to or in excess of 50mm must not be severed or damaged unless approved in writing and documented by the project arborist.

Mechanical excavation is permitted beyond this radius when root pruning by hand along the hand excavated perimeter line is completed. Exposed roots to be retained must be covered with mulch or a geotextile fabric and kept in a moist condition and prevented from drying out.

All root pruning must be undertaken in accordance with the Australian Standard 4373 "Pruning of Amenity Trees" and carried out by a qualified Arborist (minimum qualification of Australian Qualification Framework Level 5 or recognised equivalent).

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 Footings in the vicinity of trees

While site work is being carried out, footings for any structure within the specified radius from the trunks of the following trees must be supported using an isolated pier and beam system.

Council Ref No	Species	Location	Radius from centre of trunk (metres)
9	<i>Ficus benjamina</i> (Weeping Fig)	Rear yard of 39-41 Wilberforce Avenue Rose Bay	6

Excavations for the installation of piers must be located so that no tree root with a diameter equal to or in excess of 50mm is severed or damaged. 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 beam is to be placed a minimum of 100mm above ground level and is to be designed to bridge all tree roots with a diameter equal to or in excess of 50mm.

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 stormwater pipes and pits in the vicinity of trees

Nil

F.10 Awnings in the vicinity of trees

While site work is being carried out, the proposed awnings must be constructed to maintain a minimum 1.5 metre clearance from the trunks, 1st order and 2nd order branches of the following trees.

Council Ref No	Species	Location
5	<i>Lophostemon confertus</i> (Brush Box)	Most north western specimen along the Albemarle Avenue frontage of the site
6	<i>Lophostemon confertus</i> (Brush Box)	Most south eastern specimen along the Albemarle Avenue frontage of the site
7	<i>Gleditsia triacanthos cvs</i> (Honey Locust)	Most south western specimen along the Old South Head Road frontage of the site
8	<i>Gleditsia triacanthos cvs</i> (Honey Locust)	Most north eastern specimen along the Old South Head Road frontage of the site



Any roots equal to or greater than 50mm diameter uncovered for the installation of stormwater pipes and pits must not be severed and remain in situ bridging across the excavated trench. Pipes must be guided under any roots equal to or greater than 50mm bridging across excavated trenches. Stormwater pits must be positioned so that no roots equal to or greater than 50mm diameter are severed.

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

Before the issue of any occupation certificate, 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 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
Prior to the issue of any occupation certificate	• Ensure all trees conditioned to be planted as part of this consent have been planted in accordance with the details prescribed 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 are implemented.

Standard Condition G.34 (Autotext 34G)

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.

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.

Simone Woodman
Tree Management Officer

26/06/2025
Completion Date



5 May 2025

SECOND REFERRAL RESPONSE – TREES AND LANDSCAPING

FILE NO: Development Applications: 413/2024/1

ADDRESS: 488-492 Old South Head Road ROSE BAY 2029

PROPOSAL: Demolition of the existing buildings and construction of a new four storey mixed use building comprising a Woolworths supermarket at Ground floor and Level 1 and 13 residential apartments at Levels 1-3, three levels of basement car parking and associated services; site remediation; earthworks; landscaping; signage and siteworks.

FROM: Simone Woodman - Tree Management Officer

TO: Ms L Samuels

7. ISSUES

-
- Unsatisfactory Arboricultural information.

8. DOCUMENTATION

I refer to the following documents received for this report:

- Correspondence titled Response to Request for Further Information, Reference No. 2240289, prepared by Ethos Urban, dated 17/04/2025
- Architectural Drawings by PBD Architects, Plan No.s:
 - DA000/3 – 26/09/2024
 - DA001/6 – 14/04/2025
 - DA002/4 – 14/04/2025
 - DA003/3 – 14/04/2025
 - DA004/3 – 14/04/2025
 - DA100/6 – 14/04/2025
 - DA101/7 – 14/04/2025
 - DA102/9 – 14/04/2025
 - DA103/9 - 14/04/2025
 - DA104/5 – 26/09/2024
 - DA105/8 – 14/04/2025
 - DA106/5 – 26/09/2024
 - DA107/5 – 26/09/2024
 - DA200/5 – 26/09/2024
 - DA201/5 – 26/09/2024
 - DA300/6 – 14/04/2025
 - DA301/5 – 26/09/2024
 - DA302/6 – 14/04/2025
 - DA303/3 – 14/04/2025



- Landscape Plan No.s 100/E, 101/E, 102/G, 103/E, 501/C, 502/B, designed by Site Image Landscape Architects, dated C, E, G – 08/04/2025

9. 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

10. SUMMARY

Inadequate Arboricultural documentation not enabling a proper Arboricultural impact assessment of impacts to existing trees relating to the proposed development.

11. COMMENTS

Pages 4 and 5 of the Correspondence titled Response to Request for Further Information, Reference No. 2240289, prepared by Ethos Urban, dated 17/04/2025 states that root mapping is not required and that the tree protection measures stated in the arb report are adequate. The tree protection measures in the arb report are not based on any substantiated information such as the results of tree root mapping. The submitted arb report must be able to demonstrate how the proposed development can be achieved without negatively impacting on existing trees. Information from a root mapping report would be able to inform whether the proposed development could be achieved or whether the proposed development requires modification prior to approval to ensure the successful retention of existing trees. Accordingly root mapping is required for a proper assessment of impacts to existing trees.

The correspondence goes on to propose that conditions of consent from Council can require a detailed arboricultural method statement to be prepared prior to the commencement of works and any excavation works within the TPZ of tree 5 be performed by hand under the supervision of the project arborist.

A detailed arboricultural method statement is typically required after a proper assessment of impacts (provision of data such as root mapping) to existing trees in relation to the proposed development and a determination is made, not prior to a determination being made. Accordingly as previously requested root mapping investigations are required to determine the level of impact the proposed development may have on existing trees and can inform if tree sensitive construction methods are required or additional setbacks are required to protect Council's asset.

The submitted Response to Request for Further Information letter does not address the lack of a proper pruning specification outlined in my referral response dated 05/02/2025. The correspondence lists the pruning specification requested in my initial referral response dated 05/02/2025 however does not address this issue.



The information I requested in my initial referral response dated 05/02/2025 is still required in order for a proper assessment to be carried out in relation to the proposed development.

12. RECOMMENDATIONS

Council's Tree Management Officer has determined that the proposal is not satisfactory in its current form. The following information is required before further assessment of the application can be undertaken:

Root Mapping

In accordance with Council's DA Guide Attachment 4 - Tree Reports a root mapping report must be prepared for Trees 5, 6, 7 and 8 and submitted to Council's Tree Officer for further assessment. The proposed development will encroach into the Tree Protection Zones of Trees 5, 6, 7 and 8 by more than 10%. In accordance with Australian Standard AS 4970 – Protection of trees on development sites If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ, the project arborist must demonstrate that the tree would remain viable. Root mapping investigations are required to determine the level of impact the proposed development may have on existing trees and can inform if tree sensitive construction methods are required or additional setbacks are required to protect Council's assets. A root mapping trench must be excavated within the TPZs of the subject trees along the perimeter of the proposed works closest to the subject trees.

Pruning Specification

In accordance with Council's DA Guide Attachment 4 - Tree Reports a pruning specification must be prepared for Trees 5, 6, 7 and 8 and submitted to Council's Tree Officer for further assessment. The pruning specification must include the following:

- The deletion of any proposed awnings within 1 metre of any trunk or branches of Trees 5, 6, 7 and 8.
- The proposed building line and awning clearly and accurately depicted in a pruning specification in relation the proposed development to demonstrate the pruning required.
- Proposed pruning to maintain ongoing building clearance clearly and accurately depicted to demonstrate the percentage of pruning required.
- Management of branches and any proposed pruning to accommodate proposed temporary hoardings.

Simone Woodman
Tree Management Officer

29/05/2025
Completion Date



5 February 2025

ORIGINAL REFERRAL RESPONSE – TREES AND LANDSCAPING

FILE NO: Development Applications: 413/2024/1

ADDRESS: 488-492 Old South Head Road ROSE BAY 2029

PROPOSAL: Demolition of the existing buildings and construction of a new four storey mixed use building comprising a Woolworths supermarket at Ground floor and Level 1 and 13 residential apartments at Levels 1-3, three levels of basement car parking and associated services; site remediation; earthworks; landscaping; signage and siteworks.

FROM: Simone Woodman - Tree Management Officer

TO: Ms L Samuels

13. ISSUES

- Unsatisfactory Arboricultural information. Additional information required.

14. DOCUMENTATION

I refer to the following documents received for this report:

- Survey Plan No. 51101 001DT – Sheet 1, drafted by LTS, dated 26/08/2020
- Architectural Drawings by PBD Architects, Plan No.s:
 - DA000/3 – 26/09/2024
 - DA001/5 – 26/09/2024
 - DA002/4 – 26/09/2024
 - DA003/3 – 26/09/2024
 - DA004/3 – 26/09/2024
 - DA100/5 – 26/09/2024
 - DA101/5 – 26/09/2024
 - DA102/8 – 03/10/2024
 - DA103/7 - 04/10/2024
 - DA104/5 – 26/09/2024
 - DA105/6 – 26/09/2024
 - DA106/5 – 26/09/2024
 - DA107/5 – 26/09/2024
 - DA200/5 – 26/09/2024
 - DA201/4 – 26/09/2024
 - DA300/4 – 26/09/2024
 - DA301/5 – 26/09/2024
 - DA302/5 – 26/09/2024
 - DA303/2 – 26/09/2024



- Arboricultural Impact Appraisal and Method Statement, written by Andrew Scales – Naturally Trees, dated 02/10/2024
- Landscape Plan No.s 100/D, 101/D, 102/D, 103/D, 501/B, 502/B, designed by Site Image Landscape Architects, dated D, F – 01/10/2024, B – 06/09/2024

A site inspection was carried out on 13/02/2025.

15. RELEVANT CONTROLS

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

16. SUMMARY

- Unsatisfactory Arboricultural documentation.

17. COMMENTS

I do not agree with the calculated Tree Protection Zones of the four trees located on Council managed land provided in the submitted Arboricultural Impact Appraisal and Method Statement dated 02/10/2024. The four trees are Tree 5 *Lophostemon confertus* (Brush Box), Tree 6 *Lophostemon confertus* (Brush Box), Tree 7 *Gleditsia triacanthos cvs* (Honey Locust) and Tree 8 *Gleditsia triacanthos cvs* (Honey Locust).

Based on my own measurements using a diameter tape I have determined that the Tree Protection Zones (TPZ) calculated demonstrate the proposed development will have an encroachment of more than 10% into each trees TPZ. In particular Tree 5 will have an encroachment of 35% into the TPZ. In accordance with Australian Standard AS 4970 – Protection of trees on development sites If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ, the project arborist must demonstrate that the tree would remain viable.

PRE DA12/2024 Open Space & Trees advice dated 12/08/2024 acknowledged given the degree of encroachment the development proposal indicates it would be prudent to investigate the presence, location and size of any roots in the area of excavation. This can be done via root mapping and the results of the mapping can inform if sensitive construction methods or additional setback is required to minimise impact to these trees. This information would be required as part of a formal Development application submission. The submitted Arboricultural Impact Appraisal and Method Statement does not include any root mapping investigations. As stated in the PRE DA advice Root mapping investigations are required to determine the level of impact the proposed development may have on existing trees and can inform if tree sensitive construction methods are required or additional setbacks are required to protect Council's asset.

Proposed pruning identified in the submitted Arboricultural Impact Appraisal and Method Statement only includes one tree, Tree 5, to be pruned to accommodate the proposed development. The report estimates 20% of the canopy of Tree 5 will require pruning. I consider this percentage to be



miscalculated. All four trees located on Council managed land adjacent the Albemarle Avenue and Old South Head Road frontages of the subject property will require pruning to accommodate the proposed building. The submitted architectural plans indicate the proposed building line is positioned along the front boundaries of Albemarle Avenue and Old South Head Road to a height of 8 metres plus proposed awnings to a height of 4 metres. Pruning for ongoing building clearance must also be identified in any pruning specification.

PRE DA12/2024 Open Space & Trees advice states the pruning should have an acceptable impact to long-term viability and form of the street trees. Building re-design may be needed in this regard. Additionally proposed awnings should be deleted due to conflict with the crowns of existing trees. Accordingly the proposed building line and awning must be modified to accommodate the canopies of Tree 5,6,7 and 8. Any proposed awning must be positioned no closer than 1 metre from the trunk and branches of the existing trees on Council managed land.

Located in the rear yard of 39-41 Wilberforce Avenue Rose Bay is a *Ficus benjamina* (Weeping Fig). The Weeping fig is located a sufficient distance (greater than 10 metres) from the proposed excavation for the basement levels. Along the rear boundary of 30 Albemarle Avenue is a proposed palisade fence with a masonry base. The masonry base can be constructed using tree sensitive construction measures such as pier and beam over roots equal to or greater than 50mm diameter to minimise any impacts the proposed fence would have on the Weeping fig.

18. RECOMMENDATIONS

Council's Tree Management Officer has determined that the proposal is not satisfactory in its current form. The following information is required before further assessment of the application can be undertaken:

Root Mapping

In accordance with Council's DA Guide Attachment 4 - Tree Reports a root mapping report must be prepared for Trees 5, 6, 7 and 8 and submitted to Council's Tree Officer for further assessment. The proposed development will encroach into the Tree Protection Zones of Trees 5, 6, 7 and 8 by more than 10%. In accordance with Australian Standard AS 4970 – Protection of trees on development sites If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ, the project arborist must demonstrate that the tree would remain viable. Root mapping investigations are required to determine the level of impact the proposed development may have on existing trees and can inform if tree sensitive construction methods are required or additional setbacks are required to protect Council's assets. A root mapping trench must be excavated within the TPZs of the subject trees along the perimeter of the proposed works closest to the subject trees.

Pruning Specification

In accordance with Council's DA Guide Attachment 4 - Tree Reports a pruning specification must be prepared for Trees 5, 6, 7 and 8 and submitted to Council's Tree Officer for further assessment. The pruning specification must include the following:

- The deletion of any proposed awnings within 1 metre of any trunk or branches of Trees 5, 6, 7 and 8.
- The proposed building line clearly and accurately depicted to demonstrate the percentage of pruning required.



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- Proposed pruning to maintain ongoing building clearance clearly and accurately depicted to demonstrate the percentage of pruning required.
- Management of branches and ant proposed pruning to accommodate proposed temporary hoardings.

A handwritten signature in blue ink, appearing to be 'SW'.

Simone Woodman
Tree Management Officer

17/02/2025
Completion Date