



28 January 2025

REFERRAL RESPONSE – TREES AND LANDSCAPING

FILE NO: Development Applications: 489/2024/1

ADDRESS: 33 Cross Street DOUBLE BAY 2028

PROPOSAL: Demolition of an existing building and construction of a new mixed-use building above an existing 2 level basement

FROM: David Prieto - Tree Management & Landscape Officer

TO: Mr B McIntyre

1. ISSUES

- The Pruning Specification report prepared by Lee Hancock is a poor document well below average industry standards; therefore, this document should not be listed as part of the application. If necessary, a new report may be prepared for an anticipated future hoarding application. Nevertheless, the application can be supported as the required crown reduction to accommodate the proposed building provides a low level of impact to the trees.

2. DOCUMENTATION

I refer to the following documents received for this report:

- Statement of Environmental Effects, prepared by GSA Planning, dated November 2024
- Architectural plans Rev A, drawn by Cox Architecture, dated 08/11/20214. Drawing Nos.:

A-DA-1100	A-DA-1101	A-DA-1102	A-DA-1500	A-DA-1501	A-DA-1502	A-DA-2100
A-DA-2101	A-DA-2110	A-DA-2111	A-DA-2112	A-DA-2113	A-DA-2114	A-DA-2115
A-DA-2116	A-DA-2117	A-DA-2118	A-DA-3101	A-DA-3102	A-DA-4101	A-DA-4102
A-DA-4103	A-DA-8101	A-DA-8104	A-DA-8106	A-DA-8107	A-DA-8108	A-DA-8109
A-DA-8111	A-DA-8112	A-DA-8301	A-DA-8302	A-DA-8304	A-DA-8305	A-DA-8306
A-DA-8401	A-DA-8402	A-DA-8403	A-DA-8404	A-DA-9201	A-DA-9501	A-DA-9502
A-DA-9700						

- Landscape Plan No.s, designed by Dangar Barin Smith, dated 10/10/2024. Drawing Nos.:

LP01-D5924	LP02-D5924	LP03-D5924	LP04-D5924	LP05-D5924	LP06-D5924
LP07-D5924	LP08-D5924	LP09-D5924	LP10-D5924	LP11-D5924	LP12-D5924
LP13-D5924	LP14-D5924				

A site inspection was carried out on 17/12/2024.

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)
- Significant Tree Register 1991 Volume 1 Significant Trees Under Private Ownership, Volume 2 Significant Trees Under Private Ownership, Volume 3 Significant Trees, Volume 4 Significant Trees in Public Parks
- 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

The proposal is for demolition of the above ground structures, maintaining the exiting basement levels, basement walls and basement columns and a construction of a new mixed-used development.

A total of two (2) trees have been identified within the public footpath at the front of the building, both proposed to be retained.

A site inspection was carried out in December 2024 to confirm the information contained in the 'Public Tree Pruning Application' Report - commonly know as Pruning Specs – prepared by Lee Hancodk Consulting Arborist. No Arboricultural Impact Assessment has been provided.

The Tree and Landscape team support the proposal subject to the below tree conditions being included in the Development Application consent.

5. COMMENTS

There are two large mature trees within the public footpath at the front of the building identified as 04X3 and 04X8 *Ficus microcarpa* var. 'Hillii' (Hills Weeping Fig). The trees are in good health and condition and suitable for retention. Some of the branches extend north over the existing building and pruning is anticipated to be required for the proposed works. No Arboricultural Impact Assessment has been provided.

Please note the building façade is 3.0m from the front boundary with the street, *i.e.* there is a section of public footpath that is actually within the boundary of the property and a section of the basement below the street footpath.

Impact to roots by proposed works

The trees are located within the public footpath approximately 2.0m south of the property boundary and 5.0m from the façade of the building. The building has two levels of basement, extending to the front boundary line, 3.0m south of the façade that are anticipated to be maintained with column strengthening on basement on level 2 as per Architectural Plan A-DA-2100 Rev A, dated 11/10/2024 (CM 24/233421). No or small diameter are anticipated to be found on the paving area over the



basement concrete slab. Therefore, the proposal will be supported subject to excavation under arborist supervision of the structures within a certain distance from the tree.

Impact to roots by other works

No plans for gas, electricity, main water, drainage or fire protection pipin system services have been provided and have unlikely been prepared at this stage. However, excavation for these and other services is anticipated within the TPZ of the trees. Excavation shall be done under arborist supervision.

Pruning for awnings

Awnings are proposed along the front façade at several levels. There is sufficient clearance to the trunks and lower branches, so no pruning is anticipated to be required.

Pruning for new building façade

The trees have asymmetrical large crowns mostly skewed to south over the road; however, there are some branches to north near the existing building façade and over the lower roof of the existing building section adjacent to the street that would need to be pruned for the proposed works.

A 'Public Tree Pruning Application' Report - commonly known as Pruning Specs, has been prepared by Lee Hancodk Consulting Arborist. The consulting arborist has misidentified the tree species, it is not clear which one is tree No.1 and tree No.2, branches proposed to be pruned from both trees have been identified with the same letters, pruning points are inconsistent between the photos, all branch diameter are largely incorrect, the only photo of tree No.2 in page 4 seems to belong to the other tree, also the site address changes with the pages. Therefore, the report is not recommended to form part of any approved documentation for the property.

The font columns of the new building are 1.7m higher but at the same location as the existing façade, with the new façade approximately 0.7m further back from the street. The front façade of upper levels (Lvs. 3-7) is approximately 3m further north.

Proposed extent of pruning (it is unclear for which tree) is considered to be excessive. For example, on page 4 of the report the arborist proposes to remove all second and third order branches to the collar with anticipated pruning cuts of 250-300mm in diameter.

As per the aerial photographs, approximately 4m of branches to north of Tree No.1 (04X3) to the west will need to be pruned, mainly for the new lower-levels façade, and approximately 0.5m of the of branches to north of Tree No.2 (04X8) to the east, also mainly for the new lower-levels façade. The consulting arborist indicates in 6. *Conclusion* (page 5) crown reductions of 15% and 1.25% respectively, consistent with my assessment.

In order to reduce the level of pruning and considering all of the above, pruning of branches extending north of 'line 1.0m south of the existing building façade' or 'line 2.0 north of the front property boundary' will be approved to be reduced to the nearest collar to allow demolition of the existing above ground structures and to allow construction of the new lower and upper facades.

If additional pruning was to be required for the installation of scaffolding, this can be addressed in the future under a Scaffolding Application.

Landscape Plan



The plant materials proposed in the new landscape plan are suitable and acceptable to Tree & Landscape section.

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

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
LP01-D5924, LP02-D5924, LP03-D5924, LP04-D5924, LP05-D5924, LP06-D5924, LP07-D5924, LP08-D5924, LP09-D5924, LP10-D5924, LP11-D5924, LP12-D5924, LP13-D5924 & LP14-D5924	Landscape Plan	Dangar Barin Smith	10/10/2024

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.

(Autotext 5A)

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
1	<i>Ficus microcarpa</i> var. 'Hillii' (Hills Weeping Fig)	Public footpath, west	18 x 18	\$30,000.00
2	<i>Ficus microcarpa</i> var. 'Hillii' (Hills Weeping Fig)	Public footpath, east	18 x 16	\$30,000.00

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.

d) 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)
1	<i>Ficus microcarpa</i> var. 'Hillii' (Hills Weeping Fig)	Public footpath, west	Branches to the north of a line 2.0 north of the front property boundary may be reduced to the nearest junction.
2	<i>Ficus microcarpa</i> var. 'Hillii' (Hills Weeping Fig)	Public footpath, east	

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

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.



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

(Autotext 22A)

B. BEFORE DEMOLITION WORK COMMENCES

B.1 Construction Management Plan Arborist Review

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	\$60,0000.00	No	T114
INSPECTION FEES under section 608 of the Local Government Act 1993			
Security Deposit Administration Fee	\$225.00	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 <-- #### Invalid Field Definition ###,
- 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.

(Autotext 14B)

B.2 Establishment of Tree Protection Zones

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) Trunk protection must be installed around the trunks of the following trees:

Council Ref No	Species
1 & 2	<i>Ficus microcarpa</i> var. 'Hillii' (Hills Weeping Fig)

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) 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.
- 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.
- h) 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.

(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.

(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, trunk protection, ground protection and traffic height control beam. • Contact Council's Coordinator of Trees Maintenance on 9391 7000 to arrange the approved pruning works.

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.

(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 Ref No	Species	Approved works
1 & 2	<i>Ficus microcarpa</i> var. 'Hillii' (Hills Weeping Fig)	Building, footpath, associated services and landscape works

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.

(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
- 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.

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.

(Autotext 30D)

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.

(Autotext 8F)

F.2 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)
2 x <i>Livistona australis</i> (Cabbage Tree palm)	Ground courtyard	Advanced	10m
5 x <i>Betula nigra</i> (River Birch)	Ground courtyard	200L	5m

The project arborist must document compliance with the above condition.

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

(Autotext 46F)

F.3 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)
1 & 2	<i>Ficus microcarpa</i> var. 'Hillii' (Hills Weeping Fig)	Public footpath	5.0

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.

(Autotext 50F)

F.4 Installation of services in the vicinity of trees

While site work is being carried out, excavation for the installation of services 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)
1 & 2	<i>Ficus microcarpa</i> var. 'Hillii' (Hills Weeping Fig)	Public footpath	5.0

Any roots equal to or greater than 50mm diameter uncovered for the installation of services 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.

(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.

(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.

(Autotext 26G)

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.

(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.

(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.

David Prieto
Tree Management & Landscape Officer

28/01/2025
Completion Date