14 November 2024

#### REFERRAL RESPONSE – TREES AND LANDSCAPING

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| FILE NO: | **Development Applications:** 376/2024/1 |
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| ADDRESS: | 29-53 Victoria Road BELLEVUE HILL 2023 |
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| PROPOSAL: | Demolition of the existing outdoor swimming pool of Scots College and construction of a new swimming pool and associated facilities including pool plant room, spectator seating and storage area. |
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| FROM: | Sam Knight |
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| TO: | Mr M D'Alessio |

## ISSUES

None.

## DOCUMENTATION

I refer to the following documents received for this report:

* Statement of Environmental Effects, prepared by Urbis, dated 16 August 2024
* Survey Plans, drafted by Rygate Surveyors, dated 15 July 2024
* Architectural Drawings, drawn by TKD Architects, dated 4 November 2024
* Arboricultural Impact Assessment Report, written by Temporal Tree Management, dated 31 October 2024

A site inspection was carried out on 21 November 2024.

## 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

## SUMMARY

The proposal is supported subject to the below tree conditions being included into the Development Application consent.

## COMMENTS

Inspection on the site and a review of the plans and documentation has revealed 14 within and adjacent to the site will be affected by the proposal.

The following tree numbering is consistent with the Arboricultural Impact Assessment Report (AIA Report) prepared by Temporal Tree Management dated 31 October 2024.

Tree Removal

Tree 1 has been identified as a Bhutan Cypress Pine (*Cupressus torulosa*) located on the northern side of the existing pool enclosure. The tree has been noted in good health and condition.

The tree has been rated as having High Landscape Significance and Medium Retention Value in the AIA Report. It is considered that the high landscape value is overrated based on the criteria referenced in Appendix D of the report. The tree falls within the moderate category as it has no historical association with the site and is not a locally indigenous species.

The plans indicate that the tree is proposed for removal as it is located within the footprint of the new pool equipment structure.

The tree team supports removal of the tree provided replacement planting is undertaken at the completion of the works. It is recommended that the new tree planting location is within the general vicinity of the pool area. This is expected to replace the loss of amenity and canopy cover in the short to medium term following removal of the tree.

Tree Retention

The plans and documentation indicate trees 2 to 14 will be retained.

Trees 2, 3, 10, 11, 12,13 and 14 will not be the subject of any works within the Tree Protection Zones. The trees are positioned far enough away from the proposed works and do not require any special tree protection measures during the works.

The plans indicate works are proposed within the TPZ of trees 4, 5, 6, 7, 8 and 9. This includes demolition of existing paved areas, excavation and construction of the new pool equipment storage structure and new paving for the pool concourse. The works have been deemed a Major Encroachment (greater than 10% of the TPZ) in the AIA Report.

AS4970 outlines that where an encroachment is greater than 10% of the TPZ, the project arborist must demonstrate that the tree will remain viable. This may require root investigation and/or consideration of health, condition, age, species type and tolerance to disturbance, lean and stability.

As detailed in the AIA Report existing retaining walls adjacent to trees 4 and 5 will be retained. These walls and level changes between the trees and site have most likely restricted root growth into the area where excavations for the pool equipment structure is proposed. Provided the works are undertaken using tree sensitive construction methods, trees 4 and 5 are not expected to be adversely impacted. This has been detailed along with tree protection measures in the conditions below.

The demolition and replacement of the paved concourse area within the TPZ of trees 6, 7, 8 and 9 shall also be undertaken suing tree sensitive construction methods to avoid damaging these trees. Specifically, the new pavement material must be installed on or above the existing grade to avoid severance of any important structural roots growing on the eastern side of the trees. This has been detailed in the conditions below for inclusion into the DA consent.

## 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.

1. GENERAL CONDITIONS

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| **A.** |  | **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** | |  | Arboricultural Impact Assessment Report | Temporal Tree Management | 31/10/2024 |   **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.  Standard Condition A.2 (Autotext 2A) |

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| **A.** |  | 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.   1. The following trees must be retained:    * Trees on private land:  |  |  |  |  | | --- | --- | --- | --- | | **Council Ref No** | **Species** | **Location** | **Dimension (metres)** | | 4 | *Celtis sinensis* | Adj northern boundary of existing pool enclosure area – within 9 Aston Gardens | 9 x 8 | | 5 | *Jacaranda mimosifolia* | Adj northern boundary of existing pool enclosure area – within 9 Aston Gardens | 12 x 10 | | 6 | *Pyrus calleryana* | Western boundary of existing pool enclosure | 6 x 2 | | 7 | *Pyrus calleryana* | Western boundary of existing pool enclosure | 6 x 2 | | 8 | *Pyrus calleryana* | Western boundary of existing pool enclosure | 6 x 2 | | 9 | *Pyrus calleryana* | Western boundary of existing pool enclosure | 6 x 2 |     The tree/s required to be retained must appear coloured green on the Construction Certificate plans.   1. The following trees may be removed:  |  |  |  |  | | --- | --- | --- | --- | | **Council Ref No** | **Species** | **Location** | **Dimension (metres)** | | 1 | *Cupressus torulosa* | Adj northern boundary of existing pool enclosure area | 14 x 5 |   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. |
| **Condition Reason:** To ensure all landscape works are undertaken in accordance with the approved plans and documents.  Standard Condition A.22 (Autotext 22A) |

1. BEFORE DEMOLITION WORK COMMENCES

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| **B.** |  | **Establishment Tree Protection Measures within the Tree Protection Zones (TPZ)** |
| Prior to any site works, tree protection measures must be established around all trees to be retained in accordance with Section 4 of the Australian Standard Protection of Trees on Development Sites (AS 4970).  The Tree Protection Zones must be calculated in accordance with Section 3 of the Australian Standard Protection of Trees on Development Sites (AS 4970).  A Construction Site Management Plan, which clearly details the tree protection measures, must be prepared before the issue of a construction certificate. The tree protection measures must comply with the following requirements;   1. Trunk protection must be installed around the trunks of the following trees:  |  |  | | --- | --- | | **Council Ref No** | **Species** | | 6 to 9 | *Pyrus calleryana* |   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.   1. 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. 2. 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. 3. 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. 4. 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. 5. The project arborist must provide written certification of compliance to the Principal Certifier with the above conditions. |
| **Condition Reason:** To ensure the protection of existing trees  Standard Condition B.5 (Autotext 5B) |

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| **B.** |  | **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:   1. Drawings and method statement showing details and the location of hoarding and scaffold and any pruning required to accommodate the hoarding and scaffolding; 2. The movement and positioning of heavy machinery, lifting cranes, pier drilling gantry etc.; 3. Site construction access, temporary crossings and movement corridors on the site defined; 4. Contractors car parking; 5. Phasing of construction works; 6. The space needed for all foundation excavations and construction works; 7. All changes in ground level; 8. Space for site sheds and other temporary structures such as toilets; 9. Space for sorting and storing materials (short or long term), spoil and fuel and the mixing of cement and concrete; and 10. 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) |

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| **B.** |  | **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. |   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) |

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| **B.** |  | **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** | **Radius from Centre of Trunk (Metres)** | **Approved works** | | 4 | *Celtis sinensis* | 5.4m | Installation of new pool equipment structure | | 5 | *Jacaranda mimosifolia* | 4.8m | Installation of new pool equipment structure | | 6 | *Pyrus calleryana* | 2m | Installation of new paved area for pool concourse | | 7 | *Pyrus calleryana* | 2m | Installation of new paved area for pool concourse | | 8 | *Pyrus calleryana* | 2m | Installation of new paved area for pool concourse | | 9 | *Pyrus calleryana* | 2m | Installation of new paved area for pool concourse |   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) |

1. ON COMPLETION OF REMEDIATION WORK

**Nil.**

1. BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

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| **D** |  | **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:   1. 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 2. 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. 3. 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) |

1. BEFORE BUILDING WORK COMMENCES

**Nil.**

1. DURING BUILDING WORK

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| **F** |  | **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:   1. The tree protection measures must be maintained during all development work unless otherwise specified within these conditions of consent. 2. 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. 3. 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) |

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| **F** |  | **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:   1. a record of the condition of trees to be retained prior to and throughout development, 2. recommended actions to improve site conditions and rectification of non-compliance, and 3. 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 or specified distances of nominated trees listed in this consent. * The project arborist must supervise the excavations for the new pool equipment structure within the TPZ of trees 4 and 5, documenting the condition of roots and soil. * The project arborist must supervise the installation of the paved area for the pool concourse within the TPZ of trees 6 to 9, documenting the condition of roots and soil. * 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. |   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) |

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| **F** |  | **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 must be planted in deep soil landscaped area 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)** | | *Jacaranda mimosifolia* or *Angophora costata* | Open space area on the northern side of Kirkland House | 100L | 12 x 10 | | *Brachychiton acerifolius (Illawarra Flame Tree* | Lawn / garden area adjacent to Kirkland House | 100L | 10 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) |

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| **F** |  | **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)** | | 4 | *Celtis sinensis* | Adj northern boundary of existing pool enclosure area – within 9 Aston Gardens | 5.4m | | 5 | *Jacaranda mimosifolia* | Adj northern boundary of existing pool enclosure area – within 9 Aston Gardens | 4.8m | | 6 | *Pyrus calleryana* | Western boundary of existing pool enclosure | 2m | | 7 | *Pyrus calleryana* | Western boundary of existing pool enclosure | 2m | | 8 | *Pyrus calleryana* | Western boundary of existing pool enclosure | 2m | | 9 | *Pyrus calleryana* | Western boundary of existing pool enclosure | 2m |   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) |

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| **F** |  | **Installation of stormwater pipes and pits in the vicinity of trees** |
| While site work is being carried out, excavation for the installation of stormwater pipes and pits 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)** | | 4 | *Celtis sinensis* | Adj northern boundary of existing pool enclosure area – within 9 Aston Gardens | 5.4m | | 5 | *Jacaranda mimosifolia* | Adj northern boundary of existing pool enclosure area – within 9 Aston Gardens | 4.8m | | 6 | *Pyrus calleryana* | Western boundary of existing pool enclosure | 2m | | 7 | *Pyrus calleryana* | Western boundary of existing pool enclosure | 2m | | 8 | *Pyrus calleryana* | Western boundary of existing pool enclosure | 2m | | 9 | *Pyrus calleryana* | Western boundary of existing pool enclosure | 2m |   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 then 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) |

1. BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

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| **G** |  | **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) |

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| **G** |  | **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.  Standard Condition G.26 (Autotext 26G) |

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| **G** |  | **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:   1. A record of the condition of trees to be retained prior to and throughout development. 2. Recommended actions to improve site conditions and rectification of non-compliance. 3. 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) |

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| **G** |  | **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:   1. A record of the condition of trees to be retained prior to and throughout development. 2. Recommended actions to improve site conditions and rectification of non-compliance. 3. 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) |

1. OCCUPATION AND ONGOING USE

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| **H** |  | **Maintenance of Landscaping** |
| During the occupation and ongoing use, all landscaping must be maintained in general accordance with this consent.  This condition does not prohibit the planting of additional trees or shrubs subject that they are native species endemic to the immediate locality.  **Notes:**   * This condition also acknowledges that development consent is not required to plant vegetation and that over time additional vegetation may be planted to replace vegetation or enhance the amenity of the locality. * Owners must have regard to the amenity impact of trees upon the site and neighbouring land. |
| **Condition Reason:** To ensure that the landscaping design intent is not eroded over time by the removal of landscaping or inappropriate exotic planting.  Standard Condition H.25 (Autotext 25H) |

1. BEFORE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

**Nil.**

1. BEFORE SUBDIVISION WORK COMMENCES

**Nil.**

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

**Nil.**

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

**Nil.**

1. BEFORE ISSUE OF A STRATA CERTIFICATE

**Nil.**

Sam Knight 25 November 2024

**Tree Officer Completion Date**