



10 November 2025

REFERRAL RESPONSE – TREES AND LANDSCAPING

FILE NO: Development Applications: 376/2025/1

ADDRESS: 351 New South Head Road DOUBLE BAY 2028

PROPOSAL: Demolition of the existing building and construction of a new residential flat building including basement carpark with affordable housing

FROM: Sam Knight

TO: Mr B McIntyre

1. ISSUES

None.

2. DOCUMENTATION

I refer to the following documents received for this report:

- Statement of Environmental Effects, prepared by GSA Planning, dated September 2025
- Survey Plan, drafted by ESA Survey, dated 5 August 2025
- Architectural Drawings, drawn by Luigi Rosselli, dated 16 September 2025
- Stormwater drainage Plans, drawn by Stellen Consulting, dated 17 September 2025
- Arboricultural Impact Assessment Report, written by Tree Wise Men, dated 23 September 2025
- Landscape Plans, designed by Bates Landscape, dated 20 August 2025

A site inspection was carried out on 12 November 2025.

3. RELEVANT CONTROLS

- Woollahra Local Environment Plan 2014
- Woollahra Development Control Plan 2015
- Woollahra Street Tree Master Plan 2014 – Part 1, Part 2 (Precinct Plans), Part 3 (appendices)
- 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 supported subject to the below tree conditions being included into the Development Application (DA) consent.

5. COMMENTS

Inspection of the site and a review of the plans and documentation have revealed 35 trees within and adjacent to the site could be affected by the proposal.

The following tree numbering is consistent with the Arboricultural Impact Assessment Report (AIA Report) prepared by Tree Wise Men dated 23 September 2025.

Tree Removal

The plans and documentation indicate trees 1, 2, 5, 6, 14, 16, 19, 21 to 29 and 32 are proposed for removal as they will be directly impacted by the development.

Tree 1 – has been identified as *Ficus rubiginosa* (Port Jackson Fig) located at the front of the property. The tree is in an advanced state of decline with minimal remaining foliage. The tree has been recommended for removal due to its poor health.

Trees 2, 5, 6, 14, 16, 19, 21 to 29 and 32 – have been identified as various species located throughout the property. Majority of the trees have been rated as having Low Retention Value. This group of trees have also been approved for removal under Development Application DA2019/226 (and subsequent Section 4.55 modifications).

Replacement planting with several advanced trees as shown on the submitted Landscape Plans will compensate for the loss of canopy and amenity resulting from the removal of the above trees.

Tree Retention

The plans and documentation indicate trees 7, 7A, 8, 9, 10, 11, 12, 12A, 13, 15, 17, 18, 20, 30, 31 and 33 will be retained.

Trees 7, 7A, 8, 9, 10, 11, 12, 12A and 31 – have been identified as various species located within 5 Manning Road. Trees 13, 30 and 33 are located within 349 New South Head Road. The trees are positioned adjacent to the southern and western boundaries of the subject site.

The plans indicate works are proposed within the National Root Zone (NRZ) of the trees. This includes construction of the new building and landscape upgrade works. As detailed in the AIA Report, there is an existing retaining wall along the southern and western boundary which has likely restricted roots from growing into the subject site. The overall encroachment into the NRZs is considered acceptable due to restricted root growth.



Trees 15, 17, 18 and 20 – have been identified as various species located within eastern side of the subject site.

The plans indicate works are proposed within the NRZ of the trees. This includes construction of the new building and landscape upgrade works. As detailed in the AIA Report, root growth has been restricted by retaining walls and existing structures. The overall encroachment into the NRZs is considered acceptable provided tree sensitive construction methods and tree protection measures are implemented. These have been detailed in the conditions below for inclusion into the DA consent.

Canopy Cover – Apartments etc.

Chapter B3.7 Landscape area and private open space of the Woollahra DCP outlines under Control 1 that 30% canopy cover is to be provided within sites other than dwelling houses, dual occupancy, semi-detached development and attached dwellings.

The DCP outlines that at least half of the total tree canopy area on the site is to be contributed by canopy tree/s (ie: trees that attain a minimum of eight (8) metres mature height and canopy spread). Trees selected should be capable of achieving the applicable tree canopy area for the site within 5-10 years of completion of the development.

The submitted Landscape Plans indicate that the proposal will provide 395m² of canopy cover which equates to 32%. This will be provided by existing and new trees that will achieve mature heights of between 5 – 20 metres.

The proposed new tree planting is acceptable and will satisfy the DCP canopy cover requirements.

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
C001 to C0015	Landscape Plan	Bates Landscape	20.08.2025
2731NewDAAIA	Arboricultural Impact Assessment Report	Tree Wise Men	23.09.2025

Notes:

- Warning to Principal Certifier – You must always insist on sighting the original Council stamped approved plans. You must not rely solely upon the plan reference numbers in this condition. Should the Applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plans.



- These plans and supporting documentation may be subject to conditions imposed under section 4.17(1)(g) of the Act modifying or amending the development.

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

Standard Condition A.2 (Autotext 2A)

A.2 Tree Preservation and Landscaping Works

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

- a) The following trees must be retained:

- Trees on private land:

Council Ref No	Species	Location	Dimension (metres)
15	<i>Archontophoenix cunninghamiana</i>	Eastern boundary	17 x 3
17	<i>Persea americana</i>	Eastern boundary	17 x 6
18	<i>Persea americana</i>	Eastern boundary	16 x 6
20	<i>Plumeria acutifolia</i>	Western boundary	6 x 4

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

- b) The following trees must be transplanted and successfully established in the location(s) indicated on the approved landscape plan:

Council Ref No	Species	Location (current)	Dimension (metres)
4	<i>Howea forsteriana</i>	Front Yard – centre	12 x 2

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

- c) The following trees may be removed:

Council Ref No	Species	Location	Dimension (metres)
1	<i>Ficus rubiginosa</i>	Refer to the Arboricultural Impact Assessment Report prepared by Tree Wise Men dated 23.09.2025 for tree locations.	16 x 7
2	<i>Olea europaea subsp. cuspidata*</i>		10 x 4
5	<i>Waterhousea floribunda</i>		20 x 10
6	<i>Persea americana</i>		9 x 4
14	<i>Ligustrum lucidum*</i>		8 x 8
16	<i>Plumeria acutifolia</i>		6 x 4
19	<i>Ligustrum sinense*</i>		6 x 4
21 to 27	<i>Syzygium spp</i>		8 x 7 (avg)
29	<i>Plumeria acutifolia*</i>		4 x 4



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)
17	<i>Persea americana</i>	Eastern boundary	Selective pruning of branches (max ϕ 100mm) to provide 2 metres clearance from new building.
18	<i>Persea americana</i>	Eastern boundary	

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.

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

Standard Condition A.22 (Autotext 22A)

B. BEFORE DEMOLITION WORK COMMENCES

B.1 Establishment Tree Protection Measures within the Tree Protection Zones (TPZ)

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

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



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

a) Tree Protection Fencing:

Council Ref No	Species	Tree Location	Fence Radius from Centre of Trunk (Metres)*
13	<i>Magnolia grandiflora</i>	Adj south-eastern corner – within 349 New South Head Road	3m
15	<i>Archontophoenix cunninghamiana</i>	Eastern boundary	2m
17	<i>Persea americana</i>	Eastern boundary	2m
18	<i>Persea americana</i>	Eastern boundary	3m
20	<i>Plumeria acutifolia</i>	Western boundary	2m
30	<i>Araucaria heterophylla</i>	Adj south-eastern corner – within 351 New South Head Road	7m

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) 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.
- d) 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.
- e) 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.
- f) 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.
- g) The project arborist must provide written certification of compliance to the Principal Certifier with the above conditions.



Condition Reason: To ensure the protection of existing trees

Standard Condition B.5 (Autotext 5B)

B.2 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.3 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
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Prior to any site works	<ul style="list-style-type: none">• 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.
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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 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.4 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
13	<i>Magnolia grandiflora</i>	5.8m	Demolition of existing structures, construction of new building and landscape upgrade works.
15	<i>Archontophoenix cunninghamiana</i>	2m	Demolition of existing structures, construction of new building and landscape upgrade works.
17	<i>Persea americana</i>	5m	Demolition of existing structures, construction of new building and landscape upgrade works.
18	<i>Persea americana</i>	5.4m	Demolition of existing structures, construction of new building and landscape upgrade works.
20	<i>Plumeria acutifolia</i>	2.3m	Demolition of existing structures, construction of new building and landscape upgrade works.
30	<i>Araucaria heterophylla</i>	11.5m	Demolition of existing structures, construction of new building and landscape upgrade works.
31	<i>Waterhousea floribunda</i>	15m	Demolition of existing structures, construction of new



			building and landscape upgrade works.
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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)



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
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While site work is carried out	<ul style="list-style-type: none"> • 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 ensure pier holes within the Tree Protection Zones or specified distances of nominated trees listed in this consent are positioned to avoid the severance of and damage to roots greater than 50mm diameter. • The project arborist must inspect the installed irrigation system to plants in garden beds. The arborist must certify there is an appropriate distribution of water to planted and existing trees. • 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 replacement trees 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 approved Landscape Plans.

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 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)
13	<i>Magnolia grandiflora</i>	Adj south-eastern corner – within 349 New South Head Road	5.8m
15	<i>Archontophoenix cunninghamiana</i>	Eastern boundary	2m
17	<i>Persea americana</i>	Eastern boundary	5m



18	<i>Persea americana</i>	Eastern boundary	5.4m
20	<i>Plumeria acutifolia</i>	Western boundary	2.3m
30	<i>Araucaria heterophylla</i>	Adj south-eastern corner – within 351 New South Head Road	11.5m
31	<i>Waterhousea floribunda</i>	Adj southern boundary – within 5 Manning St	15m

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.5 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)
13	<i>Magnolia grandiflora</i>	Adj south-eastern corner – within 349 New South Head Road	5.8m
15	<i>Archontophoenix cunninghamiana</i>	Eastern boundary	2m
17	<i>Persea americana</i>	Eastern boundary	5m
18	<i>Persea americana</i>	Eastern boundary	5.4m
20	<i>Plumeria acutifolia</i>	Western boundary	2.3m
30	<i>Araucaria heterophylla</i>	Adj south-eastern corner – within 351 New South Head Road	11.5m
31	<i>Waterhousea floribunda</i>	Adj southern boundary – within 5 Manning St	15m

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.6 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)
13	<i>Magnolia grandiflora</i>	Adj south-eastern corner – within 349 New South Head Road	5.8m
15	<i>Archontophoenix cunninghamiana</i>	Eastern boundary	2m
17	<i>Persea americana</i>	Eastern boundary	5m
18	<i>Persea americana</i>	Eastern boundary	5.4m
20	<i>Plumeria acutifolia</i>	Western boundary	2.3m
30	<i>Araucaria heterophylla</i>	Adj south-eastern corner – within 351 New South Head Road	11.5m
31	<i>Waterhousea floribunda</i>	Adj southern boundary – within 5 Manning St	15m

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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none">• The project arborist must supervise the dismantling of tree protection measures• After all demolition, construction and landscaping works are complete the project Arborist must assess that the subject trees have been retained in the same condition and vigour. If changes to condition are identified the project Arborist must provide recommendations for remediation.

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

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

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

Standard Condition G.35 (Autotext 34G)

H. OCCUPATION AND ONGOING USE

H.1 Maintenance of Landscaping

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

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

Notes:

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

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

Standard Condition H.25 (Autotext 25H)

I. BEFORE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

Nil.

J. BEFORE SUBDIVISION WORK COMMENCES

Nil.



Woollahra
Municipal
Council

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.

Sam Knight
Tree Officer

17 November 2025
Completion Date