

**From:** [Exemptdec](#)  
**To:** [Exemptdec](#)  
**Subject:** APPROVED BY DELEGATE WITH TREE SUPPORT - READY FOR ASSESSMENT-EXEMPTION DECLARATION-31-10-CAMPBELL [SEC=UNCLASSIFIED]  
**Date:** Thursday, 7 February 2019 10:45:03 AM  
**Attachments:** [EXEMPTION DECLARATION.obr](#)

---

Approved with the consent of the delegate (Mrs Rumana Jamaly) with tree support

Kind regards,

**Therese Tran** | Gateway Team

Phone: 02 6207 3361 | Email: [therese.tran@act.gov.au](mailto:therese.tran@act.gov.au)

**Planning Delivery | Environment, Planning and Sustainable Development Directorate | ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

**From:** EPD, Customer Services

**Sent:** Tuesday, 5 February 2019 2:54 PM

**To:** Exemptdec <[Exemptdec@act.gov.au](mailto:Exemptdec@act.gov.au)>

**Subject:** READY FOR ASSESSMENT-EXEMPTION DECLARATION-31-10-CAMPBELL  
[SEC=UNCLASSIFIED]

## Exempt Declaration Form 1N - Submission confirmation

Your submission has been successful. Please keep a copy of this receipt for your records.

Date and time

04 Feb 2019 2:40:42 PM

Reference code



Environment, Planning and Sustainable  
Development Directorate

GPO Box 158  
Canberra City ACT 2601

Telephone: (02) 6207 1923

### Lease/site details

Suburb/District \*

CAMPBELL

Section \*

10

Block \*

31

If you require help with suburb/district, section or block details, visit [ACTMAPi](#).

Address line 1 \*

53 Bamey Crescent Campbell

Address line 2

Suburb \*

CAMPBELL

State

ACT

Postcode \*

2612

### Applicant/certifier details

Is the applicant a \*

**Company**

**Individual**

Company name \*

Architects Ring & Associates

Provide either an ABN or an ACN \*

ABN

31115060761

ACN

### Contact details

Title

Mr

Given name \*

Matt

Family name \*

Stortz

Position held in company \*

Project Coordinator

Please enter at least one phone number: \*

Home phone number

62397177

Work phone number

62397177

Mobile number

Email address \*

matt@araa.com.au

**Decision and Plans** - Your decision and plans will be returned via email. Please ensure your email address provided is correct.

## Lessee (Property owners) details

**All** lessees **must** be included in this form and **must** sign the Letter of Authority authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination.

Item Number 1

Same as applicant

Lessee

Is this lessee a \*

Company

Individual

Contact details

Title

Given name \*

Family name \*

Please enter at least one phone number: \*

Home phone number

Work phone number

Mobile number

Email address \*

Item Number 2

Lessee

Is this lessee a \*

Company

Individual

## Contact details

Title	Given name *	Family name *
<input type="text"/>	<input type="text"/>	<input type="text"/>

Please enter at least one phone number: \*

Home phone number	Work phone number	Mobile number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Email address \*

Please attach a letter of authority signed by a lessee/s. \*

File: letter of Auth.pdf

## Rule departure/s

This application seeks approval for the following minor departure/s from the Single Residential Housing Development Code.

Item Number 1

Rule number \*

Description of departure \*

Minor portion of the roof of the proposed extension encroaches into so ar enve ope. This is due to the blocks steep contour/s ope and diamond shaped boundary. So ar enve ope encroachments are displayed on drawings Extent of So ar Encroachment (A301) and Roof Plan (A103).

34° So ar enve ope is applicable to the block and design has tried to minimise impact on adjoining property. This is evident in shadow diagrams (A950) as the 3pm shadow cast has a minimal impact on the neighboring properties.

Shadow diagrams indicating the extent of the departure will assist in assessing this rule and if not initially provided may be requested during the assessment, or a decision will be made based on the information provided.

Relevant plans and supporting documentation that clearly identify the rule departure/s must be uploaded as a single PDF. \*

File: 1746(31-10 Campbe ) .pdf

Is the work detailed in this application currently under construction? \*

- Yes  No

Is this application for an existing structure? \*

- Yes  No

Is the application being considered subject to a current Building Approval? \*

- Yes  No

Is the application subject to a completed Building Approval? \*

- Yes  No

Is this application currently subject to compliance action? \*

Yes

No

## Applicant declaration

---

I, Matt Stortz

- declare that all the information given on this form and its attachments is true and complete. \***
- declare that the attached plans clearly show the departure (for example, through using colour), and any other relevant information. \***
- I understand an assessment is only conducted once an application is lodged, and incorrect documentation may result in a refusal. \***























**ASSESSMENT OF PROPOSAL  
DETERMINATION UNDER SECTION 1.100A OF THE  
PLANNING AND DEVELOPMENT REGULATION 2008**

**Description of extended distance:**

**Rule 7 - Solar envelope departure of a maximum 342mm for a length of 717mm and 324mm for a length of 1158mm**

**Assessment:**

PASS

FAIL

Is the non-compliance minor?

Yes

No

**Will building the dwelling other than in accordance with the relevant rules:**

- Adversely affect someone other than the applicant?

No

Yes

- Increase the environmental impact of the dwelling more than minimally?

No

Yes

Plans provided adequately identify departures?

Yes

No

**Comments:**

**Considered to be minor in context**

**Plans stamped:**

Approved

Refused

**Delegate of**

**Environment, Planning and Sustainable Development Directorate: Rumana Jamaly 01/02/19**

**From:** [EPD, Customer Services](#)  
**To:** [matt@araa.com.au](mailto:matt@araa.com.au)  
**Cc:** [REDACTED]  
**Subject:** EXEMPTION DECLARATION AND APPROVED PLANS - 31-10-CAMPBELL [SEC=UNCLASSIFIED]  
**Date:** Tuesday, 12 February 2019 2:26:49 PM  
**Attachments:** [EXEMPTION-DECLARATION-31-10-CAMPBELL-APPLICATION-01.pdf](#)  
[EXEMPTION-DECLARATION-31-10-CAMPBELL-PLANS-01.pdf](#)  
[EXEMPTION DECLARATION-S010-B0031-CAMPBELL-ASSESSMENT CHECKLIST.pdf](#)

---

Good afternoon,

Please see attached Exemption Declaration Application & Approved Plans for 31/10 Campbell.

For further information please contact the DA Gateway Team on 6205 2888 or email [exemptdec@act.gov.au](mailto:exemptdec@act.gov.au)

Regards,

Emily Hitchens | Customer Coordination  
Phone: 02 6207 1923 | Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)  
Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government  
16 Challis St, Dickson | GPO BOX 158, Canberra City ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)



**ACT**  
Government

**LETTER OF AUTHORISATION  
FOR APPLICANTS TO OBTAIN PERMISSION FROM  
LESSEE/S TO LODGE AN APPLICATION WITH THE  
ACT GOVERNMENT ON THEIR BEHALF**

**LEASE/SITE DETAILS (Please Print)**

If more than one lease/site please attach the following details for each additional lease/site on a separate sheet

Block  Section  Suburb

Unit No.  Street Address

**LESSEE(S) DECLARATION** if more than two lessees please provide details of each additional lessee on a separate sheet

- I/we declare that I/am/we are the lessee(s) of the land described above;
- I/we have been made aware of the declaration clauses; and
- I/we declare that all the information given on this form is true and complete.

Print Name  Signature  Date

Print Name  Signature  Date

Please tick the applicable box below

- This authorisation relates to:
- Certificate of Compliance       Extension of Time       Exempt Declaration Application
- Land Rent Payout       Further Crown Lease       Other \_\_\_\_\_

**APPLICANT DECLARATION**

- I/we declare that all information given on this form and its attachment is true and correct.
- If signing on behalf of an organisation:
- I/we the undersigned declare I/we have the appropriate delegation or authority to sign on behalf of the organisation.

Applicant Name  Organisation Name

Signature  Date

**Privacy Notice**

The personal information on this form is provided to Access Canberra (AC) and Environment and Planning Directorate (EPD) to enable the processing of your application. The collection of personal information is authorised by the *Planning and Development Act 2007*. If all or some of the personal information is not collected AC or EPD cannot process your application. The *Planning and Development Act 2007* requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Icon Water, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. Personal information may be used or disclosed in accordance with the Information Privacy Act 2014. For details on the collection of personal information in this form please refer to the [Access Canberra Information Collection Notice](#). If you have questions about how your information will be handled please see the [Access Canberra Privacy Policy](#). The EPD information Privacy Policy can be found at [www.planning.act.gov.au](http://www.planning.act.gov.au)

**Contact information:**

<b>Online</b>	<b>Phone</b>	<b>In Person</b>
<a href="http://www.act.gov.au/accessCBR">www.act.gov.au/accessCBR</a>	(02) 62071923	Building Services Shopfront – Mitchell
<a href="http://www.planning.act.gov.au">www.planning.act.gov.au</a>	TTY (02) 62072622	Environment, Planning and Land Shopfront - Dickson
		For opening hours and location details please visit
		<a href="http://www.act.gov.au/accessCBR">www.act.gov.au/accessCBR</a> or call Access Canberra 13 22 81.

## **ADMIN CHECK LIST - EXEMPTION DECLARATION – FORM 1N**

Block: 31 Section: 10 Suburb: CAMPBELL

Are the Lessee/s details correct (Use Tarquin)  NO  YES

- If the LDA is the land custodian, an authorisation letter must be provided, made attention to the applicant and give authority to lodge an Exemption Declaration Application
- Use PALM to perform the below checks:

Does the block and section match the street address?  NO  YES

Is it Heritage? (If yes, a letter from heritage is required, except Moncrieff/Throsby/Taylor/Lawson)  NO  YES

Is there Compliance action? (If yes add comment to the 'Ready for Assessment' email)  NO  YES

Save e-mail to objective under Development Application B/S/S Exemption Declaration  YES

Comments: Passed

Check Completed by: Emily

Date Processed: 05/02/2019

Fee Advice Sent by: Emily

Date Sent: 05/02/2019

---

### **PAYMENT**

Receipt Attached:

Date Sent to Assessing Officer: 05/02/2019

Payment Method: smartform

Date Due (10 working days): 18/02/2019

---

## Fee Advice Payments - EPSDD - Tax receipt

This transaction will appear on your credit card statement as ACCESS CANB INTERNET.

Date and time	Reference code	Payment receipt number	Total amount paid
05 Feb 2019 2:50:31 PM	5YLQLP	2359519445	\$308.00

Environment, Planning and Sustainable  
Development Directorate  
ABN 31 432 729 493

GPO Box 158  
Canberra ACT 2601

Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)  
Phone: 02 6207 1923

## Fee Advice Payments - EPSDD

This payment is for: \*

Exempt declaration

Property 1

Suburb/District *	Section *	Block *	Unit
CAMPBELL	10	31	

If you require help with suburb/district, section or block details, visit [ACTMAPI](#).

Reference

I declare that the payment is being made in accordance with the fee advice I have received by Environment, Planning and Sustainable Development Directorate. \*

Payer name \*

Architects Ring & Associates

Phone number \*

62397177

Email \*

araa@araa.com.au

Payment amount

\$308.00

**From:** [EPD, Customer Services](#)  
**To:** [matt@araa.com.au](mailto:matt@araa.com.au)  
**Subject:** FEE ADVICE-EXEMPTION DECLARATION-31-10-CAMPBELL [SEC=UNCLASSIFIED]  
**Date:** Tuesday, 5 February 2019 11:34:00 AM  
**Attachments:** [image001.jpg](#)

---

Good morning,

We have received and completed our initial check of the Exemption Declaration Application for 31/10 Campbell, it is ready to proceed to assessment once payment is received.

Please click the link below and complete the online form for payment of \$308.00.

<https://form.act.gov.au/smartforms/landing.htm?formCode=1215>

Alternatively, payment can be made via cash or cheque at the ACT Government shopfront, 16 Challis Street Dickson.

Regards,

**Emily Hitchins | Customer Coordination**

Phone: 02 6207 1923 | Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

**Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government**

16 Challis St, Dickson | GPO BOX 158, Canberra City ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)

cid:image006.jpg@01D31C1B.E0820B30



**From:** [EPD, Customer Services](#)  
**To:** [Exemptdec](#)  
**Subject:** READY FOR ASSESSMENT-EXEMPTION DECLARATION-31-10-CAMPBELL [SEC=UNCLASSIFIED]  
**Date:** Tuesday, 5 February 2019 2:53:49 PM  
**Attachments:** [EXEMPTION DECLARATION.obr](#)

---

**From:** [Exemptdec](#)  
**To:** [EPD, Customer Services](#)  
**Subject:** FW: Exempt Declaration Form 1N, [REDACTED] CAMPBELL-S10-B31 [SEC=UNCLASSIFIED, DLM=Sensitive: Personal]  
**Date:** Tuesday, 5 February 2019 10:00:49 AM  
**Attachments:** [EXEMPTION-DECLARATION-31-10-CAMPBELL-APPLICATION-01.xml](#)  
[EXEMPTION-DECLARATION-31-10-CAMPBELL-APPLICATION-01.pdf](#)  
[1746\(31-10 campbell \[REDACTED\]](#)  
[letter of auth.pdf](#)

Plans are sufficient.

Kind regards,

**Therese Tran** | Gateway Team

Phone: 02 6207 3361 | Email: [therese.tran@act.gov.au](mailto:therese.tran@act.gov.au)

**Planning Delivery | Environment, Planning and Sustainable Development Directorate | ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

**From:** [smartforms@act.gov.au](mailto:smartforms@act.gov.au) [mailto:[smartforms@act.gov.au](mailto:smartforms@act.gov.au)]  
**Sent:** Monday, 4 February 2019 2:43 PM  
**To:** Exemptdec <[Exemptdec@act.gov.au](mailto:Exemptdec@act.gov.au)>  
**Subject:** Exempt Declaration Form 1N, [REDACTED] CAMPBELL-S10-B31 [SEC=UNCLASSIFIED, DLM=Sensitive: Personal]

## Exempt Declaration Form 1N

### Form data summary

**Submission ID** [REDACTED]

**Reference code** [REDACTED]

For issues or questions relating to SmartForms please contact the Payment Services Integration Team on \*5 4607 or email [smartforms.admin@act.gov.au](mailto:smartforms.admin@act.gov.au).

**From:** [Matt Stortz](#)  
**To:** [Exemptdec](#)  
**Subject:** RE: 31/10 Campbell - Exemption declaration [SEC=UNCLASSIFIED]  
**Date:** Friday, 8 February 2019 3:47:45 PM  
**Attachments:** [image001.jpg](#)  
[08022019144556.pdf](#)  
**Importance:** High

---

Hi Therese

Thank you for your correspondence. Please see attached notice of decision form the Conservator of Flora and Fauna.

Kind regards,

Matt Stortz M.Arch  
Project Coordinator

E: [matt@araa.com.au](mailto:matt@araa.com.au) | O: 02 6239 7177 | F: 02 6239 7100  
2/59 Wentworth Avenue Kingston ACT 2604 | PO Box 3299 Manuka ACT 2603  
RING LOGO LONG



Check out ARAA's Latest NEWS [HERE](#)

This email and any files transmitted with it, including indirect file links, are confidential and intended solely for the use of the individual or entity addressee(s). If you are not the named addressee you should not disseminate, distribute, use or copy this e-mail or its contents. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. Warning: Although the company has taken reasonable precautions to ensure no viruses are present in this email, the company cannot accept responsibility for any loss or damage arising from the use of this email or attachments.

---

**From:** Exemptdec [mailto:Exemptdec@act.gov.au]  
**Sent:** Friday, 8 February 2019 3:36 PM  
**To:** Matt Stortz <Matt@araa.com.au>  
**Subject:** 31/10 Campbell - Exemption declaration [SEC=UNCLASSIFIED]

Hi Matt,

Your application for 31/10 Campbell is currently under assessment. The departures from the rule have been supported however noting regulated trees identified and P&D Reg 2008 *General exemption criteria, 1.14 Criterion 4- heritage, tree, environment and conservation*, please provide tree protection advice supporting the proposed development to progress/finalise your application.

Please feel free to call if you would like to discuss.

Kind regards,

**Therese Tran** | Gateway Team

Phone: 02 6207 3361 | Email: [therese.tran@act.gov.au](mailto:therese.tran@act.gov.au)

**Planning Delivery | Environment, Planning and Sustainable Development Directorate | ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

-----  
This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.  
-----



**ACT**  
Government

Transport Canberra and  
City Services

Mr Matt Stortz  
Architects Ring & Associates  
PO Box 3299  
MANUKA ACT 2603

**NOTICE OF DECISION**  
*Tree Protection Act 2005*

Dear Mr Stortz

This letter is notice of the Conservator of Flora and Fauna's decision regarding an application for a proposed activity under the *Tree Protection Act 2005* (the Act) at **53 BLAMEY CRESCENT, CAMPBELL**. The notice is issued in accordance with section 26(2) of the Act. The location of the relevant tree/s and reasons are set out in the attached Conservator's decision, dated **13 August 2018**.

Where approval for an activity has been granted, it is a condition of approval that the activity cannot commence before **Sunday 2 September 2018** and is to be completed as soon as practicable after commencement, but in any case, no later than **Friday 1 September 2023**. If the approved activity is not carried out before this date a new application or request for extension needs to be submitted to the Tree Protection Unit for this activity to occur.

The Conservator's Decision (attached) is internally reviewable. You may apply for reconsideration of the decision under section 106 of the Act. The application must be in writing and must set out the grounds upon which reconsideration of the decision is sought.


An electronic "Smartform" is available to download via the [Access Canberra website](http://www.tccs.act.gov.au/city-living/trees/tree_activity_application_forms) link below  
[http://www.tccs.act.gov.au/city-living/trees/tree\\_activity\\_application\\_forms](http://www.tccs.act.gov.au/city-living/trees/tree_activity_application_forms)

The application must be made within **14 days** of the date of this notice by **Thursday 30 August 2018**. An application for internal review will suspend any regular activity on tree/s subject to the reconsideration appeal. The review process may take 60 days and may confirm, vary or set aside the first decision.

If you do not agree with the reconsidered decision, you may apply to the *ACT Civil and Administrative Tribunal* for review of the decision. You may also seek review of the decision under the *Administrative Decisions (Judicial Review) Act 1989*. You may also contact the *ACT Ombudsman* if you have concerns about the decision.

If you would like to discuss any aspect of the application, please contact the Tree Protection Unit on telephone (02) 6207 1725 during business hours.

Yours sincerely

  
Samantha Ning  
A/g Technical Manager, Tree Protection Unit  
Delegate of the Conservator of Flora and Fauna  
City Places and Infrastructure Division  
Transport Canberra and City Services Directorate  
13 August 2018

**CONSERVATOR'S DECISION**  
*Tree Protection Act 2005*

---

**Applicant(s):** Mr Matt Stortz  
Architects Ring & Associates

**Address of Activity:** 53 BLAMEY CRESCENT  
CAMPBELL ACT 2612

**Application ID:** 37642      **Block:** 31      **Section:** 10

---

Tree(s) 1: Pistacia chinensis

TREE ADDRESS: 53 BLAMEY CRESCENT

LOCATION ON BLOCK: As per the referenced plan:  
Tree Management Plan, Dwg A004, Amendment A, dated 27.07.2017.

**DECISION SUMMARY:**

The request for approval of groundwork within the tree protection zone of this tree is granted subject to the condition(s) listed below.  
As provided in Sections 27(1) and 27(2) of the Tree Protection Act 2005, this approval takes effect on the date stated in the notice ('Notice of Decision').  
There must be strict compliance with these conditions, failure to do so may constitute an offence against the Tree Protection Act 2005 which may attract a court imposed penalty of up to \$56,000 for an individual and up to \$280,000 for a corporation.

TREE DAMAGING ACTIVITY: GROUNDWORK

CONSERVATOR'S DECISION: GRANTED WITH CONDITIONS

**CONDITIONS:**

1. That the development is approved and proceeds in accordance with the following referenced plans and any other additional conditions listed below.

Referenced Plans:

- Site Plan, Dwg A007, Amendment A, dated 03.07.2018
- Tree Management Plan, Dwg A004, Amendment A, daed 27.07.2018.

2. A copy of the Conservator of Flora and Fauna's decision shall be kept on the site throughout the development.
3. The protective fence shall be erected prior to the commencement of any construction works on any part/stage of the development and shall remain in place until all construction works are completed.
4. No work, that includes but is not limited to, excavation (e.g. for services including gas, water, sewer, stormwater, electricity, telecommunications, footings and irrigation) or modification of existing ground levels and placement of site sheds, building materials, equipment, fill or vehicles shall occur within the tree protection zone (dripline + 2 metres), except for works noted in the attached drawings.
5. If root pruning/removal is required, roots shall be cut cleanly (not pulled, torn or ripped).
6. All relevant plans shall be revised (and be consistent with one another prior to the commencement of any construction works).
7. Where there is an inconsistency between the drawings and items listed above and the following conditions shall prevail to the extent of that inconsistency.
8. Removal of existing driveway surfaces are to be undertaken in a manner not to damage existing tree roots.
9. Exposed roots shall be kept damp and backfilled as soon as possible.
10. Replacement of the new driveway surface shall not involve a cut greater than 100mm and be constructed of a porous material preferably single unit pavers which can be lifted and relayed in the event that they are displaced by tree roots.
11. Any pruning to remove branches interfering with the building walls shall be conducted in accordance with Australian Standard 4373 'Pruning of amenity trees'. Any scaffolding, if required, shall be erected in such a way that no additional pruning is required.

**BASIS FOR DECISION:**

The groundwork will have minimal impact on the tree if the groundwork complies with the conditions stated in the approval.

**READ CONDITION(S) CAREFULLY**

# CONSERVATOR'S DECISION

## *Tree Protection Act 2005*

---

Tree(s) 2: *Cedrus deodara*

TREE ADDRESS: 53 BLAMEY CRESCENT

LOCATION ON BLOCK: As per the referenced plan:

Tree Management Plan, Dwg A004, Amendment A, dated 27.07.2017.

### DECISION SUMMARY:

The request for approval of groundwork within the tree protection zone of this tree is granted subject to the condition(s) listed below.

As provided in Sections 27(1) and 27(2) of the Tree Protection Act 2005, this approval takes effect on the date stated in the notice ('Notice of Decision').

There must be strict compliance with these conditions, failure to do so may constitute an offence against the Tree Protection Act 2005 which may attract a court imposed penalty of up to \$56,000 for an individual and up to \$280,000 for a corporation.

TREE DAMAGING ACTIVITY: GROUNDWORK

CONSERVATOR'S DECISION: GRANTED WITH CONDITIONS

### CONDITIONS:

1. That the development is approved and proceeds in accordance with the following referenced plans and any other additional conditions listed below.

Referenced Plans:

- Site Plan, Dwg A007, Amendment A dated 03.07.2018
- Tree Management Plan, Dwg A004, Amendment A, daed 27.07.2018.

2. A copy of the Conservator of Flora and Fauna's decision shall be kept on the site throughout the development.

3. The protective fence shall be erected prior to the commencement of any construction works on any part/stage of the development and shall remain in place until all construction works are completed.

4. No work, that includes but is not limited to, excavation (e.g. for services including gas, water, sewer, stormwater, electricity, telecommunications, footings and irrigation) or modification of existing ground levels and placement of site sheds, building materials, equipment, fill or vehicles shall occur within the tree protection zone (dripline + 2 metres), except for works noted in the attached drawings.

5. If root pruning/removal is required, roots shall be cut cleanly (not pulled, torn or ripped).

6. All relevant plans shall be revised (and be consistent with one another prior to the commencement of any construction works).

7. Where there is an inconsistency between the drawings and items listed above and the following conditions shall prevail to the extent of that inconsistency.

8. Removal of existing driveway surfaces are to be undertaken in a manner not to damage existing tree roots.

9. Exposed roots shall be kept damp and backfilled as soon as possible.

10. Replacement of the new driveway surface shall not involve a cut greater than 100mm and be constructed of a porous material preferably single unit pavers which can be lifted and relayed in the event that they are displaced by tree roots.

11. Any pruning to remove branches interfering with the building walls shall be conducted in accordance with Australian Standard 4373 'Pruning of amenity trees'. Any scaffolding, if required, shall be erected in such a way that no additional pruning is required.

### BASIS FOR DECISION:

The groundwork will have minimal impact on the tree if the groundwork complies with the conditions stated in the approval.

**CONSERVATOR'S DECISION**  
*Tree Protection Act 2005*

---

Tree(s) 3: *Koelreuteria paniculata*

TREE ADDRESS: 53 BLAMEY CRESCENT

LOCATION ON BLOCK: As per the referenced plan:  
Tree Management Plan, Dwg A004, Amendment A, dated 27.07.2017.

**DECISION SUMMARY:**

The request for approval of felling/removal of this tree is granted subject to the condition(s), if any, listed below.

As provided in Sections 27(1) and 27(2) of the Tree Protection Act 2005, this approval takes effect on the date stated in the notice ('Notice of Decision').

TREE DAMAGING ACTIVITY: FELLING/REMOVAL

CONSERVATOR'S DECISION: GRANTED

**BASIS FOR DECISION:**

The location of the tree is inappropriate given its potential size and growth habit (excluding remnant eucalypts).

# CONSERVATOR'S DECISION

## *Tree Protection Act 2005*

---

Tree(s) 4: *Picea abies*

TREE ADDRESS: 53 BLAMEY CRESCENT

LOCATION ON BLOCK: As per the referenced plan:  
Tree Management Plan, Dwg A004, Amendment A, dated 27.07.2017.

### DECISION SUMMARY:

The request for approval of groundwork within the tree protection zone of this tree is granted subject to the condition(s) listed below.

As provided in Sections 27(1) and 27(2) of the Tree Protection Act 2005, this approval takes effect on the date stated in the notice ('Notice of Decision').

There must be strict compliance with these conditions, failure to do so may constitute an offence against the Tree Protection Act 2005 which may attract a court imposed penalty of up to \$56,000 for an individual and up to \$280,000 for a corporation.

TREE DAMAGING ACTIVITY: GROUNDWORK

CONSERVATOR'S DECISION: GRANTED WITH CONDITIONS

### CONDITIONS:

1. That the development is approved and proceeds in accordance with the following referenced plans and any other additional conditions listed below.

Referenced Plans:

- Site Plan, Dwg A007, Amendment A, dated 03.07.2018
- Tree Management Plan, Dwg A004, Amendment A, dated 27.07.2018.

2. A copy of the Conservator of Flora and Fauna's decision shall be kept on the site throughout the development.
3. The protective fence shall be erected prior to the commencement of any construction works on any part/stage of the development and shall remain in place until all construction works are completed.
4. No work, that includes but is not limited to, excavation (e.g. for services including gas, water, sewer, stormwater, electricity, telecommunications, footings and irrigation) or modification of existing ground levels and placement of site sheds, building materials, equipment, fill or vehicles shall occur within the tree protection zone (dripline + 2 metres), except for works noted in the attached drawings.
5. If root pruning/removal is required, roots shall be cut cleanly (not pulled, torn or ripped).
6. All relevant plans shall be revised (and be consistent with one another prior to the commencement of any construction works).
7. Where there is an inconsistency between the drawings and items listed above and the following conditions shall prevail to the extent of that inconsistency.
8. Exposed roots shall be kept damp and backfilled as soon as possible.
9. Any pruning to remove branches interfering with the building walls shall be conducted in accordance with Australian Standard 4373 'Pruning of amenity trees'. Any scaffolding, if required, shall be erected in such a way that no additional pruning is required.

### BASIS FOR DECISION:

The groundwork will have minimal impact on the tree if the groundwork complies with the conditions stated in the approval.

# CONSERVATOR'S DECISION

## *Tree Protection Act 2005*

---

Tree(s) 5: Liquidambar styraciflua

TREE ADDRESS: 53 BLAMEY CRESCENT

LOCATION ON BLOCK: As per the referenced plan:  
Tree Management Plan, Dwg A004, Amendment A, dated 27.07.2017.

### DECISION SUMMARY:

The request for approval of groundwork within the tree protection zone of this tree is granted subject to the condition(s) listed below.

As provided in Sections 27(1) and 27(2) of the Tree Protection Act 2005, this approval takes effect on the date stated in the notice ('Notice of Decision').

There must be strict compliance with these conditions, failure to do so may constitute an offence against the Tree Protection Act 2005 which may attract a court imposed penalty of up to \$56,000 for an individual and up to \$280,000 for a corporation.

TREE DAMAGING ACTIVITY: GROUNDWORK

### CONSERVATOR'S DECISION: GRANTED WITH CONDITIONS

#### CONDITIONS:

1. That the development is approved and proceeds in accordance with the following referenced plans and any other additional conditions listed below.

Referenced Plans:


- Site Plan, Dwg A007, Amendment A, dated 03.07.2018
- Tree Management Plan, Dwg A004, Amendment A, dated 27.07.2018.

2. A copy of the Conservator of Flora and Fauna's decision shall be kept on the site throughout the development.
3. The protective fence shall be erected prior to the commencement of any construction works on any part/stage of the development and shall remain in place until all construction works are completed.
4. No work, that includes but is not limited to, excavation (e.g. for services including gas, water, sewer, stormwater, electricity, telecommunications, footings and irrigation) or modification of existing ground levels and placement of site sheds, building materials, equipment, fill or vehicles shall occur within the tree protection zone (dripline + 2 metres), except for works noted in the attached drawings.
5. If root pruning/removal is required, roots shall be cut cleanly (not pulled, torn or ripped).
6. All relevant plans shall be revised (and be consistent with one another prior to the commencement of any construction works).
7. Where there is an inconsistency between the drawings and items listed above and the following conditions shall prevail to the extent of that inconsistency.
8. Exposed roots shall be kept damp and backfilled as soon as possible.
9. Any pruning to remove branches interfering with the building walls shall be conducted in accordance with Australian Standard 4373 'Pruning of amenity trees'. Any scaffolding, if required, shall be erected in such a way that no additional pruning is required.

#### BASIS FOR DECISION:

The groundwork will have minimal impact on the tree if the groundwork complies with the conditions stated in the approval.

---

  
Delegate of the Conservator  
13 August 2018

