

ATTACHMENT 1

PROPOSED NEW OR MODIFIED CONDITIONS		
1	<ul style="list-style-type: none"> Tree Bank Guarantees 	<p><i>Prior to the endorsement of plans and prior to any development commencing on the site (including demolition and excavation whether or not a planning permit is required), the owner/ developer must enter into a Deed with the Responsible Authority and provide it with a bank guarantee of \$xxx must be provided to the Responsible Authority as security against a failure to protect the health of xxx tree(s) to be retained. The applicant must meet all costs associated with drafting and execution of the Deed, including those incurred by the responsible authority. Once a period of 12 months has lapsed following the completion of all works at the site the Responsible Authority may discharge the bank guarantee upon the written request of the obligor. At that time, the Responsible Authority will inspect the tree(s) and, provided they have not been detrimentally affected, the bank guarantee will be discharged.</i></p>
2	<ul style="list-style-type: none"> Landscape Bank Guarantees 	<p><i>Prior to the endorsement of plans, the owner/ developer must enter into a Deed with the Responsible Authority and provide it with a bank guarantee of \$xxx must be provided to the Responsible Authority as security to ensure the satisfactory establishment of landscaping works. The applicant must meet all costs associated with drafting and execution of the Deed, including those incurred by the responsible authority. Once landscaping has been completed in accordance with the endorsed plans, the Responsible Authority must be notified in writing so that a site inspection can confirm the landscaping is compliant, and a 6 week establishment period will commence. The bank guarantee will be discharged after landscaping has been maintained for that period to the satisfaction</i></p>
3	<ul style="list-style-type: none"> Landscape Maintenance 	<p><i>After the establishment period, the landscaping must be maintained in accordance with the endorsed plans to the satisfaction of the Responsible Authority.</i></p>
4	<ul style="list-style-type: none"> Tree Management Plan 	<p><i>Concurrent with the endorsement of plans in accordance with Condition xxx, a Tree Management Plan prepared by a suitably qualified arborist must be submitted to and approved by the Responsible Authority. When approved, the Tree Management Plan will form part of this permit and all works must</i></p>

		<p><i>be done in accordance with the Tree Management Plan (AS 4970)</i></p> <p><i>The Tree Management Plan must detail measures to protect and ensure the viability of xxx located xxx. Among other things, the Tree Management Plan must include the following information:</i></p> <ul style="list-style-type: none"> <i>a) Pre-construction – details to include a tree protection zone, height barrier around the tree protection zone, amount and type of mulch to be placed above the tree protection zone and method of cutting any roots or branches which extend beyond the tree protection zone.</i> <i>b) During-construction – details to include watering regime during construction and a method of protection of exposed roots.</i> <i>c) Post-construction – details to include watering regime and time of final inspection when barrier can be removed and protection works and regime can cease.</i> <p><i>Pre-construction works and any root cutting must be inspected and approved by the Responsible Authority's Parks Unit. Removal of protection works and cessation of the Tree Management Plan must be authorised by the Responsible Authority's Parks Unit.</i></p>
5	<ul style="list-style-type: none"> ■ Engagement of Site Project Arborist 	<p><i>Concurrent with the endorsement of plans or prior to the commencement of any works at the site (including demolition and excavation whether or not a planning permit is required), whichever occurs sooner, a letter of engagement must be provided to the Responsible Authority from the project arborist selected to oversee all relevant tree protection works. The project arborist must be an appropriately experienced and qualified professional (minimum Cert IV or equivalent in experience).</i></p>
6	<ul style="list-style-type: none"> ■ Site Arborist Log Books 	<p><i>The project arborist must maintain a log book detailing all site visits. The log book must be made available to the Responsible Authority within 24 hours of any request.</i></p>
7	<ul style="list-style-type: none"> ■ Installation of Tree Protection Fences 	<p><i>Prior to the commencement of any works at the site (including demolition and excavation whether or not a planning permit is required), the project arborist must advise the Responsible Authority in writing that the Tree Protection Fences have been installed to their satisfaction.</i></p>
8	<ul style="list-style-type: none"> ■ Tree Protection During Construction 	<p><i>Before the development (including excavation and demolition) starts, a Tree Protection Zone must be erected in accordance with the Tree Management Plan around the xxx at a radius of xxx metres from the base of the trunk/s to define a 'Tree Protection</i></p>

		<p><i>Zone'. The fence around the Tree Protection Zone must be constructed of (star pickets and chain mesh or specify another type...) to the satisfaction of the Responsible Authority.</i></p> <p><i>The Tree Protection Fence must remain in place until all construction is completed. The ground surface of the Tree Protection Zone must be covered in accordance with the Tree Management Plan before the development starts and be watered regularly to the satisfaction of the Responsible Authority.</i></p>
9	<ul style="list-style-type: none"> ■ Regulation of activities in Tree Protection Zone 	<p><i>No vehicular or pedestrian access, trenching or soil excavation is to occur within the Tree Protection Zone without the prior written consent of the Responsible Authority. No storage or dumping of tools, equipment or waste is to occur within the Tree Protection Zone.</i></p>
10	<ul style="list-style-type: none"> ■ Tree Protection Zone 1 	<p><i>Prior to the commencement of any works on the land, each Tree Protection Zone nominated within xxx on the approved Landscape Plan must:</i></p> <ul style="list-style-type: none"> <i>a) be fenced with temporary fencing in accordance with the attached specifications annotated in this permit to the satisfaction of the Responsible Authority.</i> <i>b) include a notice on the fence to the satisfaction of the Responsible Authority advising on the purpose of the Tree Protection Zone, the need to retain and maintain the temporary fencing and that fines will be imposed for removal or damage of the fencing and trees.</i>
11	<ul style="list-style-type: none"> ■ Tree Protection Zone 2 	<p><i>A copy of the tree protection zones are to be included in any contract for the construction of the site or for any other works which may impact upon the trees.</i></p>
PROPOSED NEW PERMIT NOTES		
1	<ul style="list-style-type: none"> ■ Tree Bank Guarantee 	<p><i>The permit holder / developer must advise Council in writing that a Certificate of Occupancy has been issued in respect to the development and that the 12 month establishment period has commenced.</i></p>
2	<ul style="list-style-type: none"> ■ Landscape Bank Guarantee 	<p><i>The permit holder / developer must advise Council in writing that a Certificate of Occupancy has been issued in respect to the development and that the 6 month establishment period has commenced.</i></p>

3	<ul style="list-style-type: none">■ Zero Tolerance Approach	<i>Council has adopted a zero tolerance approach in respect to the failure to implement the vegetation related requirements of Planning Permits and endorsed documentation. Any failure to fully adhere to these requirements will be cause for prosecution. This is the first and only warning which will be issued.</i>
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