



Subject: Street Tree Replacement

Thank you for your application for 'Access To Property', acknowledging you have one (1) Council street tree/s requiring potential replacement to allow the installation of a driveway.

A site assessment has been undertaken, with consent being given to remove the subject tree and replace with another tree of the same species, or alternative species which is deemed suitable to the site conditions.

You may replace the specified tree/s as per the below conditions/guidelines set out by LMCC;

- This conditional consent is valid for 12 months from the date of issue.
- Council may notify you in writing that it intends to cancel or modify this consent at any time.
- This conditional consent does not authorise or permit the pruning or removal of any tree or vegetation other than those expressly described in this letter.
- The work is to be undertaken by an suitably qualified landscaper and will not be directly supervised by Council.
- Performing these works you do so entirely at your own risk.
- You, as property owner, have an essential responsibility to contact Dial Before You Dig on telephone 1100 or www.dialbeforeyoudig.com.au to obtain details of Utility Authorities' (ie. Telstra, Hunter Water, Agility Gas etc) infrastructure at or near the proposed driveway location.
- Where necessary, implement traffic control measures in accordance with AS 1742.3-2009: 'Manual of uniform traffic control devices-Traffic control for works on roads', for the protection of motorists and pedestrians during the course of work. When required, a Traffic Control Plan is to be lodged with Council prior to the commencement of work.
- You must take precautions to protect the public while work is in progress. This includes the erection of necessary barriers, lights and signs, also in accordance with Australian Standard 1742.3-2009.

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- Council accepts no responsibility for any damage or injury caused to you, your property, or third parties and their property, arising from and /or caused by any work on the tree.
- All refuse is to be disposed of responsibly. If materials cannot be reused on site, they are to be deposited at Council's Waste management Facility or otherwise lawfully disposed of.
- The replacement tree is to be maintained, including watering and weeding, to ensure satisfactory establishment
- If the tree has failed to establish satisfactorily within 12 months, Council reserves the right to require a replacement tree be planted by the applicant.
- Council reserves the right to remove any street trees that do not comply with the conditions of consent
- Funding for the approved activity is the responsibility of the applicant. This letter of consent does not commit or offer funding
- By understanding these guidelines, you expressly agree to indemnify Council in relation to any such claims.

The replacement tree/s is/are to be positioned;

- Within the road verge of the subject property frontage boundaries only
- Small trees (at maturity) - No closer than 2 metres from the closest edge of any driveway
- Med – Large Trees (at maturity) - No closer than 3 metres from the closest edge of any driveway
- A minimum of ten (10) meters from any street corner and/or intersection
- At least two (2) meters from any stormwater inlet, water hydrant, power pole & street light

Tree planting is to be undertaken in accordance with LMCC tree planting/landscape guidelines. In particular, standard drawing No.s;

- LSD-PLA-01 - <https://lakemac.com.au/files/assets/public/hptrim/land-use-and-planning-planning-development-control-plans-dcp-city-projects-landscape-design-guidelines/landscape-design-guidelines-drawings/standard-drawing-lsd-pla-01-landscape-standard-details-planting-tree-pit-with-tree-guard-in-turf-verge-sheet-1-of-1-version-9.pdf>
- LSD-PLA-02 - <https://lakemac.com.au/files/assets/public/hptrim/land-use-and-planning-planning-development-control-plans-dcp-city-projects-landscape-design-guidelines/landscape-design-guidelines-drawings/standard-drawing-lsd-pla-02-landscape-standard-details-planting-tree-pit-with-stakes-in-turf-verge-sheet-1-of-1-version-9.pdf>
- LSD-SPEC-01 - <https://lakemac.com.au/files/assets/public/hptrim/land-use-and-planning-planning-development-control-plans-dcp-city-projects-landscape-design-guidelines/landscape-design-guidelines-drawings/standard-drawing-lsd-spec-01-landscape-standard-details-tree-planting-specification-sheet-12-of-2-version-e.pdf>