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21 June 2011



Raine & Horne R/E Forestville
Raine & Horne R/E 11 The Centre
FORESTVILLE NSW 2087

Dear Sir/Madam,

RE: Application No: DA2011/0742
Description: Tree Application
Address: 23 Calool Crescent BELROSE NSW 2085

We are writing to advise you that the abovementioned Development Application (for the removal / pruning of a tree) has now been determined. The formal determination notice is attached.

This determination includes the reasons behind Council's determination to refuse your application.

Should you require any further information on this matter, please do not hesitate to contact myself between the hours of 9.30am and 10.30am or 3.00pm and 4.00pm, Monday to Friday, on telephone number **9942 2111**, or at any time on facsimile number 9971 4522 or if the questions you wish to put to Council are more complex you should email us the question quoting DA number and the property address in the subject title.

council@warringah.nsw.gov.au.

Yours faithfully

Kathryn Hills
Tree Assessment Officer, Development Assessment





Warringah Council

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

Development Application No:	DA2011/0742
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DEVELOPMENT APPLICATION DETAILS

Applicant Name and Address:	Raine & Horne R/E Forestville Raine & Horne R/E 11 The Centre FORESTVILLE NSW 2087
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Land to be developed (Address):	23 Calool Crescent BELROSE NSW 2085
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Proposed Development:	Tree Removal (2)
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APPLICATION REFUSED

Made on (Date):	21 June 2011
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Reasons for Refusal:

1. Tree 1 was in good health and condition with no obvious defects observed at the time of visual inspection, and provides amenity to the area.
 2. No supporting documentation accompanied the application to clarify or confirm the sewer issues.
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1. Tree 2 was in good health and condition with no obvious defects observed at the time of visual inspection, and provides amenity to the area.
 2. Location of tree is a reasonable distance from the dwelling. No supporting documentation accompanied the application to clarify or confirm the sewer issues.

NOTE:

This determination is relates to the condition of the tree/s at the time of inspection by Council and is limited to a visual assessment of the subject tree from ground level.

The responsibility of routine inspection and maintenance of trees located on private property is the responsibility of the relevant landowner.

Tree owners are strongly advised by Council to have their trees regularly inspected and maintained, to prevent the likelihood of branch or tree failure.



Warringah Council

Right of Appeal

If you are dissatisfied with this decision Section 97 of the Environmental Planning & Assessment Act 1979 may give you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.

Signed _____ on behalf of the consent authority

Name Kathryn Hills, Tree Assessment Officer, Development Assessment