

TREE APPLICATION ASSESSMENT REPORT

| | |
|---|---|
| Development Application Number: | DA2014/0633 |
| Planner: | Tree Officer |
| Property Address: | 2 Morgan Road BELROSE NSW 2085 |
| Legal Address | Lot 1 DP 1037395 |
| Proposal Description: | Tree Application |
| Recommendation: | APPROVED with Conditions |
| Notification Required? | No |
| Applicable Controls: | EPA Act 1979, EPA Regulations 2000, WLEP 2000, WDCP |
| SEPPs: Applicable?: | No |
| REPs: Applicable?: | No |
| LEPs Applicable? | Yes |
| Locality: | B2 Oxford Falls Valley |
| Aims and Objectives consistent with the zone objectives | Yes |
| Draft WLEP 2009 Permissible or Prohibited Land Use | Permissible |
| Desired Future Character Consideration: | |
| Is the development considered to be consistent with the Locality's Desired Future Character Statement? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Built Form Controls: Applicable? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (Relevant GP's are:) | Compliant? |
| CL56 | |
| Retaining Unique Environmental Features on Site | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| CL58 | |
| Protection of Existing Flora | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| CL59 | |
| Koala Habitat Protection | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| CL60 | |
| Watercourses & Aquatic Habitats | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| CL63 | |
| Landscaped Open Space | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |



Schedules: Applicable?

☒ Yes ☐ No

Schedule 8 Site analysis

Adequate Detail?

☒ Yes ☐ No

Clause 31 (How can Council make Tree Preservation Orders (TPO)?)

Does the proposed development meet the objectives of the TPO?

☒ Yes, subject to condition ☐ No

To use this inspection criteria: Bold highlight denotes code, where there is no bold, check the accompanying notes and use the appropriate code or insert the necessary information.



WARRINGAH COUNCIL

Civic Centre 725 Pittwater Road Dee Why NSW 2099
DX 9118 Dee Why NSW ABN 31 565 068 406
T 02 9942 2111 F 02 9971 4522

warringah.nsw.gov.au



To use these inspection criteria: Bold highlight denotes code, where there is no bold, check the accompanying notes and user the appropriate code or insert the necessary information.

| Information Category | No.1 | No.3 | No. 4 | No. 5 | No. 6 | No. 7 | No. 8 | No. 9 | No. 10 | No. 11 | No. 12 | No. 13 | Stand No. 14 (16 selected misc. trees) |
|--|--------------------|--------------------|--------------|--------------------|------------------------|-----------------|----------------|---------------|--------------|----------------|--------------------|----------------|--|
| Species | 5 x Casuarina spp. | 2 x Casuarina spp. | Acer negundo | Eucalyptus sieberi | Gp of 5 x Banksia spp. | Eucalyptus spp. | Casuarina spp. | Euc. punctata | Acer negundo | Melaleuca spp. | 3 x Melaleuca spp. | Casuarina spp. | (16 selected misc. trees) Refer to Comments for details. |
| Remnant/Planted/ Self sown | P | P | P | P | P | P | R | R | P | P | P | P | |
| Special significance | | | | | | | | | | | | | |
| Age class Y/S/M/O | M | M | M | M | M | M | M | M | M | M | M | M | |
| Tree height (m) | 15-17 | 15 | 8 | 18 | 7 | 10 | 16 | 17 | 10 | 14 | 8-10 | 20 | |
| Average crown diameter (m) | 7-8 | 7 | 5 | 7 | 4 | 5 | 7 | 9 | 6 | 8 | 6-7 | 10 | |
| Crown condition 0, 1, 2, 3, 4, 5 | 2-3 | 1-2 | 3 | 3 | 3 | 1 | 4 | 3 | 3 | 4 | 3-4 | 3 | |
| Root zone | Ga | Ga | Ga | Ga | Ga | Gr | Gr | Gr | Ga | Ga | Ga | Gr | |
| Defects | O | D, O | | O | | D, L, E, O | | O | | | | D, Pf, O | |
| Services/adjacent structures | Bu | Bu | | Bu | Bu, O | LVo | Bu | Bu | Bu | | Bu | Bu | |
| Failure potential 1, 2, 3, 4 | 1 | 4 | 1 | 3 | 1 | 3 | 1 | 1 | 1 | 1 | 1 | 3 | |



| Information Category | No.1 | No.3 | No. 4 | No. 5 | No. 6 | No. 7 | No. 8 | No. 9 | No. 10 | No. 11 | No. 12 | No. 13 | Stand No. 14 (16 selected misc. trees) |
|--------------------------------------|------|------|-------|-------|-------|-------|-------|-------|--------|--------|--------|--------|--|
| Size of defective part 1, 2, 3, 4 | 1 | 1 | 1 | 3 | 1 | 2 | 1 | 1 | 1 | 1 | 1 | 2 | |
| Target rating 1, 2, 3, 4 | 3-4 | 4 | 3 | 4 | 4 | 3 | 4 | 4 | 4 | 3 | 4 | 4 | |
| Hazard Rating (- /12) | 5-6 | 9 | 5 | 10 | 6 | 8 | 6 | 6 | 6 | 5 | 6 | 9 | |

| Recommendations | No.1 | No.3 | No. 4 | No. 5 | No. 6 | No. 7 | No. 8 | No. 9 | No. 10 | No. 11 | No. 12 | No. 13 | Stand No. 14 (16 selected misc. trees) |
|---------------------------|------|------|-------|-------|-------|-------|-------|-------|--------|--------|--------|--------|--|
| Remove Tree | Y | Y | Y | Y | Y | Y | | Y | Y | | | Y | Y - refer to comments |
| Pruning | | | | | | | Y | | | Y | Y | | |
| Repair/replace surface | | | | | | | | | | | | | |
| Root pruning/root barrier | | | | | | | | | | | | | |
| Replanting required | | | | | | | | | | | | | |
| Other | | | | | | | | | | | | | |



| Section 79C Act 1979 | |
|---|-----|
| Section 79C (1) (a)(i) – Have you considered all relevant provisions of any relevant environmental planning instrument? | Yes |
| Section 79C (1) (a)(ii) – Have you considered all relevant provisions of any provisions of any draft environmental planning instrument | N/A |
| Section 79C (1) (a)(iii) – Have you considered all relevant provisions of any provisions of any development control plan | Yes |
| Section 79C (1) (a)(iiia) - Have you considered all relevant provisions of any Planning Agreement or Draft Planning Agreement | N/A |
| Section 79C (1) (a)(iv) - Have you considered all relevant provisions of any Regulations? | Yes |
| Section 79C (1) (b) – Are the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality acceptable? | Yes |
| Section 79C (1) (c) – Is the site suitable for the development? | Yes |
| Section 79C (1) (d) – Have you considered any submissions made in accordance with the EPA Act or EPA Regs? | Yes |

Comments.

1. **Stand No. 14 – A total of 15 selected trees of miscellaneous species growing within a stand of trees located along the Dawes Road frontage.**

The selected list of trees granted approval for removal as follows: Refer to the approved signed plan for their locations.

Species

- *Corymbia gummifera* (Red Bloodwood) a, b, d (2 stem) k, l, n,
- *Angophora costata* (Red Gum) d, f (major epicormic growth), g (bracket fungi main trunk), l, j, & p
- *Acacia elata* e, q
- *Eucalyptus sieberi* (Silvertop Ash) m & o.

2. Under the WLEP and the WDCP Council approval is not required for the removal of a *Cupressus* spp. (Cypress Pine) tree refer to Tree identified as No. 2 on the application.

DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS:

Draft Warringah Local Environmental Plan 2009 (Draft WLEP 2009)

Definition:

Land Use Zone:

Permissible or Prohibited:

APPLICATION DETERMINATION

Conclusion:

The site has been inspected and the application assessed having regard to the provisions of Section 79C of the Environmental Planning and Assessment Act, 1979, the provisions relevant Environmental Planning Instruments including Warringah Local Environment Plan 2000, Draft Warringah Local Environmental Plan 2009 and the relevant codes and policies of Council and the proposed development is considered to be:



Yes, subject to condition



Unsatisfactory



Recommendation:

That Council as the consent authority



GRANT DEVELOPMENT CONSENT to the development application subject to:

- (a) the conditions detailed within the associated notice of determination; and
- (b) the consent lapsing within three (3) years from operation.



REFUSE development consent to the development application subject to:

- (a) the reasons detailed within the associated notice of determination.

"I am aware of Warringah's Code of Conduct and, in signing this report, declare that I do not have a Conflict of Interest"

Signed

Date

Tree Assessment Officer



Explanatory Criteria for Tree Inspection Schedule within Assessment Report

Note: The detail below is general and is provided in good faith as a guide to assist persons reviewing the assessment report understand and interpret the assessment and a determination which may include the removal of a tree outside the criteria set can be for reasons beyond technical consideration and can be based on the expertise of the Council Officer conducting the assessment. If you require clarification or have any questions, please contact Council's Planning and Development Tree Assessment Officer.

| Key | Criteria | Comments |
|------------------------------------|--|---------------------------------------|
| Tree No. | Must relate to the number on your site diagram | |
| Species | May be coded – include a key to the codes; botanical names and common names in key. (eg Lc = Lophostemon confertus Brush Box) | |
| Remnant/ Planted / Self sown | Self explanatory; of use when negotiating cost sharing for line clearing operations | |
| Special Significance | A Aboriginal C Commemorative Ha Habitat Hi Historic M Memorial R Rare U Unique form O Other | This may require specialist knowledge |
| Age Class | Y Young = recently planted S Semi mature (<20% of life expectancy) M Mature (20-80% of life expectancy) O Over-mature (>80% of life expectancy) | |
| Height | In metres | |
| Spread | Average diameter of canopy in metres | |
| Crown condition | Overall vigour and vitality 0 Dead 1 Severe decline (<20% canopy; major dead wood 2 Declining (20-60% canopy density; twig and branch dieback) 3 Average/low vigour (60-90% canopy density; twig dieback) 4 Good (90-100% crown cover; little or no dieback or other problems 5 Excellent (100% crown cover, no deadwood or other problems) | This requires knowledge of species |
| Failure Potential | Identifies the most likely failure and rates the likelihood that the structural defect(s) will result in failure within the inspection period. 1. Low – defects are minor (eg dieback of twigs, small wounds with good wound wood development) 2. Medium – defects are present and obvious (eg cavity encompassing 10-25% of the circumference of the trunk) 3. High – numerous and/or significant defects present (eg cavity encompassing 30-50% of the circumference of the trunk, major bark inclusions) 4. Severe – defects are very severe (eg heart rot fruiting bodies, cavity encompassing more than 50% of the trunk) | This requires specialist knowledge |
| Size of Defective Plant | Rates the size of the part most likely to fail. The larger the part that fails, the greater the potential for damage. 1. Most likely failure less than 150mm in diameter 2. Most likely failure 150-450mm in diameter 3. Most likely failure 450-750mm in diameter 4. Most likely failure more than 750mm in diameter | |



| Key | Criteria | Comments |
|--------------------------------|--|--|
| Target Rating* | <p>Rates the use and occupancy of the area that would be struck by the defective part.</p> <ol style="list-style-type: none"> 1. Occasional use (eg jogging/cycle track) 2. Intermittent use (picnic area, day use parking) 3. Frequent use, secondary structure (eg seasonal camping area, storage facilities) 4. Constant use, structures (eg year-round use for a number of hours each day, residences) | |
| Hazard Rating* | <p>Failure potential + size of part + target rating. Add each of the above sections for a number out of 12.</p> | <p>The final number identifies the degree of risk. The next step is to determine a management strategy. A rating in this column does not condemn a tree but may indicate the need for more investigation and a risk management strategy.</p> |
| Root Zone | <p>C Compaction D Damaged / wounded roots (eg by mowers) E Exposed Roots Ga Trees in Garden Bed Gi Girdled Roots Gr Grass K Kerb close to tree L+ Raised soil level L - Lowered soil level M Mulched Pa Paving / concrete / bitumen Pr Roots pruned O Other</p> | More than one of these may apply |
| Defects | <p>B Borers C Cavity D Decay PF Previous Failures I Inclusions L Lopped M Mistletoe / Parasites S Splits / cracks T Termites F Fungi E Epicormics MD Mechanical Damage O Other</p> | More than one of these may apply |
| Services / adjacent structures | <p>Bs Bus stop Bu Building within 3m HVo High voltage open-wire construction HVb High voltage bundled (ABC) LVo Low voltage open-wire construction LVb Low voltage bundled (ABC) Na No services above Nb No services above ground Si Signage Sl Street light T Transmission lines (>33KV) U Underground services O Other</p> | More than one of these may apply |