

TREE APPLICATION ASSESSMENT REPORT

Application No. DA2009/0345

Proposal Description: Tree Removal X 4

Legal Address: Lot B DP 395193

Property Address: Federal Parade BROOKVALE NSW 2100

Assessment Officer:	Antonio De Abreu
Notification Required?	<input type="checkbox"/> Yes (14 days) <input checked="" type="checkbox"/> No
Applicable Controls:	<input checked="" type="checkbox"/> EPA Act 1979 <input checked="" type="checkbox"/> EPA Regulations 2000 <input checked="" type="checkbox"/> WLEP 2000 <input checked="" type="checkbox"/> WDCP
SEPPs: Applicable?:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
REPs: Applicable?:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
LEPs Applicable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
WLEP	
Locality:	F4 Brookvale Valley
Category of Development	Category 2 (other works)
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
General Principles of Development Control (GP's): Applicable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
(Relevant GP's are:)	Compliant?
CL56	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Retaining Unique Environmental Features on Site	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CL58	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Protection of Existing Flora	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CL59	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Koala Habitat Protection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CL60	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Watercourses & Aquatic Habitats	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CL63	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Landscaped Open Space	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Schedules: Applicable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Schedule 8 Site analysis	Adequate Detail?
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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.

Information Category	No 1	No 2	No 3
Species	Eucalyptus saligna	Eucalyptus robusta	Casuarina spp
Remnant/Planted/ Self sown	P	P	P
Special significance			
Age class Y/S/M/O	M	M	M
Tree height (m)	30	28	23
Average crown diameter (m)	18	19	8
Crown condition 0, 1, 2, 3, 4, 5	5	5	3
Root zone	Ga	Ga	Ga
Defects	-	-	-
Services/adjacent structures	O	0	0
Failure potential 1, 2, 3, 4	1	1	1
Size of defective part 1, 2, 3, 4	1	1	1
Target rating 1, 2, 3, 4	4	4	4
Hazard Rating (-/12)	6	6	6
Recommendations			
Remove Tree	N	N	Y
Pruning	Y	Y	-
Repair/replace surface	-	-	-
Root pruning/root barrier	-	-	-
Replanting required	N	N	Y
Other			

Additional Comments: All the trees are approximately 3-5 metres from boundary fence. Tree 2 has been given permission to prune first scaffold in order to maneuver demountable classroom on to oval.

Information Category	No 4
Species	Lophostemon confertus
Remnant/Planted/ Self sown	P
Special significance	
Age class Y/S/M/O	M
Tree height (m)	15
Average crown diameter (m)	8
Crown condition 0, 1, 2, 3, 4, 5	4
Root zone	Ga
Defects	I
Services/adjacent structures	Nb, T
Failure potential 1, 2, 3, 4	1
Size of defective part 1, 2, 3, 4	1
Target rating 1, 2, 3, 4	4
Hazard Rating (-/12)	6
Recommendations	
Remove Tree	Y
Pruning	-
Repair/replace surface	-
Root pruning/root barrier	-
Replanting required	Y
Other	

Additional Comments:

SECTION 79C EPA ACT 1979

Section 79C (1) (a)(i) – Have you considered all relevant provisions of any relevant environmental planning instrument?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 79C (1) (a)(ii) – Have you considered all relevant provisions of any provisions of any draft environmental planning instrument	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 79C (1) (a)(iii) – Have you considered all relevant provisions of any provisions of any development control plan	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 79C (1) (a)(iiia) - Have you considered all relevant provisions of any Planning Agreement or Draft Planning Agreement	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Section 79C (1) (a)(iv) - Have you considered all relevant provisions of any Regulations?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 79C (1) (c) – Is the site suitable for the development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 79C (1) (d) – Have you considered any submissions made in accordance with the EPA Act or EPA Regs?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 79C (1) (e) – Is the proposal in the public interest?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

APPLICATION DETERMINATION**Conclusion:**

The proposal has been considered against the relevant heads of consideration under S79C of the EPA Act 1979 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.

The application is determined under the delegated authority of:

Antonio De Abreu

Signed

Date

Tree Assessment Officer