

**ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)
NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION**

TREE WORKS CONSENT

Applicant's Name and Address:

Aveo Bayview Gardens
36 CABBAGE TREE ROAD
BAYVIEW NSW 2104

Being the applicant in respect of Development Application T0238/13

Pursuant to section 80(1) of the Act, notice is hereby given of the determination by Pittwater Council, as the consent authority, of the Development Application for:

Proposal: Tree Works involving

**Property Details: BAYVIEW GARDENS 36 CABBAGE TREE ROAD BAYVIEW NSW 2104
Lot 121 DP 789400**

Determination:

The Development Application has been determined by the granting of consent based on information provided by the applicant in support of the application.

The reason for the imposition of the attached conditions is to ensure that the development consented to is carried out in such a manner as to achieve the objectives of the Environmental Planning and Assessment Act 1979 (as amended), pursuant to section 5(a) of the Act, having regard to the relevant matters for consideration contained in section 79C of the Act and the Environmental Planning Instruments applying to the land, as well as section 80A of the Act which authorises the imposing of the consent conditions.

Date of Determination: 4/06/2013

Conditions of Consent

1 Removal tree in contact with structure. 2 Removal two trees in contact with carport. 3 Removal tree in poor condition in front of Villa 12. 4 Removal 2 trees in front of Villa 4 5 Removal Eucalyptus botryoides poor branch structure near serviced apartments. Further report from Arborist required on Tallwood near unit 12&13.

GENERAL:

1. The consent or a true copy is to be displayed on the land on which the works are to be carried out, in a position that will enable it to be read prior to the commencement of and during the carrying out of the works. Failure to display the consent will render the consent invalid.
2. All work to be carried out by a qualified and insured tree contractor.
Any pruning work is to be carried out in accordance with **AS 4373 - 2007**.

3. The consent of the owner/s of the land on which the tree stands must be obtained before any work is carried out.
4. Where the tree is on a boundary between two or more properties, the consent of all owners must be obtained before any work is carried out.
5. This consent does not give any person the right to enter upon any land without the consent of the owner/s of that land.
6. The tree works must not adversely affect the stability of the site with regard to geotechnical processes.
7. Hollows in trees are to be inspected prior to the commencement of any tree works. Should fauna be present the services of a qualified wildlife expert are to be engaged.

General Notes:

1. This determination relates to the condition of the tree/s at the time of inspection by Council and is limited to a partial visual assessment of the subject tree from ground level.
2. The responsibility for routine inspection and maintenance of trees located on private property is the responsibility of the relevant landowner.
3. Tree owners are strongly advised by Council to have their trees regularly inspected and maintained by an appropriately qualified person, to prevent the likelihood of branch or tree failure.

MARK FERGUSON
General Manager

Per:
Tree Assessment Officer