



22 January 2014

RSL Lifecare Limited  
90 Veterans Parade  
NARRABEEN NSW 2101

Dear Sir/Madam,

**RE: Development Application No: DA2014/0027**  
**Description: Proposed Removal/Pruning of 3-5 Trees**  
**Address: Lot 1/ Veterans Parade**  
**WHEELER HEIGHTS NSW 2097**

We are writing to advise you that the abovementioned Tree Application has now been determined. The formal determination notice is attached.

Please find attached your Notice of Determination.

Please read your Notice of Determination in detail. If you have any questions please contact Council to ensure that your interpretation is correct. If the questions you wish to put to us 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](mailto:council@warringah.nsw.gov.au).

You may request the Council to review the determination of the application under Section 82A of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined within 6 months after the date of the determination shown on this notice.

Section 97 of the Environmental Planning and Assessment Act 1979 confers on the applicant a right of appeal to the Land and Environment Court within 6 months of receipt of this letter.

Should you require any further information on this matter, please contact Council 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.

Details of development applications lodged after July 1, 2005 are also available online, to access this facility please visit Application Search at [www.warringah.nsw.gov.au](http://www.warringah.nsw.gov.au).

Yours faithfully

**Tree Assessment Officer, Development Assessment**





## NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

**Development Application No:** DA2014/0027

### DEVELOPMENT APPLICATION DETAILS

**Applicant Name and Address:** RSL Lifecare Limited  
90 Veterans Parade  
NARRABEEN NSW 2101

**Land to be developed (Address):** Lot 1/ Veterans Parade WHEELER HEIGHTS NSW 2097

**Proposed Development:** Tree Removal (5)

**Approved Development:** Tree Removal (6)

### DETERMINATION

**Made on (Date):** 22 January 2014

**Consent to operate from (Date):** 22 January 2014

**Consent to lapse on (Date):** 22 January 2019

### Details of Conditions

*The conditions, which have been applied to the consent, aim to ensure that the Environmental Impacts of Development are minimised and the Health and Safety of the community is maintained in accordance with the relevant standards.*

#### NOTES:

- This determination 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 by an appropriately qualified person, to prevent the likelihood of branch or tree failure.

**FAILURE TO COMPLY WITH THE CONDITIONS OF THIS CONSENT MAY RESULT IN ON THE SPOT FINES BEING ISSUED, OR COUNCIL PURSUING ANY ACTION REQUIRED (INCLUDING LEGAL PROCEEDINGS) TO ENFORCE THE REQUIREMENTS WITHOUT PRIOR WARNING.**



## GENERAL CONDITIONS

## APPROVED WORKS

### 1. Works

The following applies to the site:

#### (a) Trees approved for removal

This consent includes approval to remove the following trees:

Council Reference No:	Species	Location
1	Eucalyptus capitellata (Stringy Bark Eucalypt)	Lantana Lodge, adjacent to the bus stop
2	Eucalyptus botryoides (Bangalay)	Lantana Lodge
3	Casuarina cunninghamiana (She Oak)	Behind the Therapy and Lifestyle Centre adjacent to the sewer pipe
4	Ficus macrophylla (Moreton Bay Fig)	First Avenue, adjacent to Darby and Joan
5	Acacia spp. (Wattle)	Simpson 656
6	Eucalyptus capitellata (Stringy Bark Eucalypt)	Lantana 720, Lantana Lodge

#### Comments:

- Reference is made to Development Application (DA2013/0199) for Tree removal and Tree Pruning which approves the removal of a Eucalyptus saligna (Blue Gum) located within the front setback of the property Cutler 67, Cutler Circuit, Cutler Village.
- Reference is made to Development Application DA2009/1693 which approves the removal of Tree 4 (Ficus macrophylla -identified as Tree No. 163 in the Arboricultural Impact Statement report prepared by Urban Tree Management (UTS) dated 10 November 2009).

With respect to root pruning as an interim measure prior to development, Council recommends that a further assessment by a suitably qualified arborist be carried out of the number; size and location of roots required for pruning for the new driveway to ensure the tree can remain viable for the short term. Root pruning is to be in accordance with AS 4970 – 2009 Protection of trees on development sites.

- An additional tree, Eucalyptus capitellata located adjacent to the path outside Lantana 720 due to its significantly poor health and condition.



## 2. Replacement trees which must be planted

The following replacement tree species must be planted onsite to ensure the preservation of the landscape character of the locality.

No of replacement trees required:	Species	Location
6	Species selected from Councils Tree Replacement Guide <a href="http://www.warringah.nsw.gov.au/environment/your-backyard/plants-and-trees">http://www.warringah.nsw.gov.au/environment/your-backyard/plants-and-trees</a>	Suitable location

Replacement trees are to satisfy the following:

- All replacement trees must be a minimum pot size of 25L at planting;
- All replacement trees must be of a species that will attain a minimum height of five (5) metres at maturity within five (5) years of planting;
- All replacement trees must be maintained until they reach five (5) metres in height;
- If any replacement tree dies prior to reaching five (5) metres in height that tree is to be replaced; and
- The replacement trees shall be planted within three (3) months of the approved trees removal.

**Reason:** To enhance the landscape character.

## 3. Approved Development and Supporting Documentation

Approval is NOT granted for any demolition or construction works.

**Reason:** To ensure the work is carried out in accordance with the determination of Council.

# SITE REQUIREMENTS

## 4. Development Consent on Site

A copy of this consent shall be kept on site at all times during and up to six (6) months after the completion of works, so as to be readily available for perusal by any Authorised Officer of Council.

**Reason:** To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information and to ensure ongoing compliance.

## 5. Protection of Footpaths and Roadways

- The public footways and roadways adjacent to the site shall be maintained at all times during the course of the work in a safe condition.
- No trees on public property (footpaths, roads, reserves, etc.) unless specifically approved in this development consent shall be removed or damaged during construction including for the erection of any fences, hoardings or other temporary works.

**Reason:** Protection of footpath and roadways.



**6. Silt & Sediment Control**

Provision shall be made throughout the period of tree removal to prevent transmission of soil to the public road and drainage system by vehicles leaving the site.

***Reason:** To avoid siltation to adjoining properties and waterways.*

**7. No Work on Public Open Space**

The applicant shall not enter or undertake any work within adjoining public lands (i.e. Parks, Reserves, Roads etc) without the prior written consent of Council.

***Reason:** Protection of existing public infrastructure and land and to ensure public safety and proper management of public land.*

**8. Kerbside restrictions, construction zones**

The applicant's attention is drawn to the existing kerbside restrictions adjacent to the development. Should the applicant require alteration of existing kerbside restrictions, or the provision of a construction zone, the appropriate application must be made and the fee paid. Applicants should note that the alternatives of such restrictions may require referral to Council's Traffic Committee and may take considerable time to be resolved. An earlier application is suggested to avoid delays in construction programs.

***Reason:** Proper management of public land.*

**9. Noxious Plants**

All lantana, privet, rubber trees, parateria, and other declared noxious plants on the site, shall be eradicated.

Eradication of noxious weeds shall be conducted within three (3) months of the approved works being conducted.

***Reason:** To ensure that plants identified as weed species are not allowed to proliferate or interfere with a quality-landscaping outcome.*

**10. Hours of Work**

Works shall be restricted to within the hours of 7.00 am to 5.00 pm Monday to Friday and on Saturday to within the hours of 8.00 am to 1.00 pm inclusive, with no work on Sundays and Public Holidays.

The person acting upon this consent shall display, on-site, their twenty-four (24) hour contact telephone number, which is to be clearly visible and legible from any public place adjoining the site.

Where it is necessary for works to occur outside those hours allowed by these conditions, approval for such will be subject to issue of a permit on each occasion from Council's Customer Services Centre. Such permit must be obtained and the appropriate fee paid at least two (2) clear working days in advance of each relevant date. Such occurrence shall be limited to two occasions per calendar month and shall only be approved if public safety or convenience is at risk.

***Reason:** To ensure that works do not interfere with reasonable amenity expectations of residents and the community. (DACGEch)*



## 11. Health and Safety

- a) The work undertaken must satisfy applicable occupational health and safety and construction safety regulations, including any WorkCover Authority requirements to prepare a health and safety plan.
- b) Site fencing must be installed (where required) sufficient to exclude the public from the site.
- c) Safety signs must be erected that; warn the public to keep out of the site, and provide a contact telephone number for enquiries.

**Reason:** *To ensure the health and safety of the community and workers on the site.*

## 12. Prohibition on Use of Pavements

Any person carrying out works permitted under this Development Consent shall ensure that Council's footpath is maintained in a safe way to ensure safe pedestrian access throughout any tree removal / pruning. Under no circumstances are any branches or other tree debris to be placed on Council's footpaths, roadways, parks or grass verges and a suitable sign to this effect shall be erected adjacent to the street alignment.

**Reason:** *To ensure public safety and amenity on public land.*

## Right to Review by the Council

You may request the Council to review the determination of the application under Section 82A of the Environmental Planning & Assessment Act 1979. Any request to review the application must be lodged and determined be within 6 months after the date of determination shown on this notice.

With regard to Tree Removal Applications, a review of the application will only be considered pending the receipt of additional supporting information to the original application through the submission of an Arborist (prepared by a suitably qualified person) and/or Structural Engineers report.

**(Note: Arborist reports must comply with Council's "Guidelines for obtaining an Arborist Report")**

**NOTE:** *Fees will apply for any request to review the determination.*

## 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 6 months after the date on which you receive this notice.

**Signed** on behalf of the consent authority

**Name** Tree Assessment Officer, Development Assessment