

Development Application Tree Removal and Tree Pruning

Made under the Environmental Planning and Assessment Act 1979 (Sections 78A)
for works associated with a Complying Development Certificate Application

Address the application to:

- ☒ The General Manager
Warringah Council
Civic Centre, 725 Pittwater Rd
Dee Why NSW 2099

Or

- ☒ Customer Service Centre
Warringah Council
DX 9118
Dee Why

If you need help lodging your application:

- ☒ Phone our Customer Service
Centre on (02) 9942 2111 or
come in and talk to us

October 2013

Office Use Only

- ☐ WLEP 2000 Locality
☐ WLEP 2011 Zone

DA20114/0732

- | | |
|---|--|
| <input type="checkbox"/> Owners Consent | <input type="checkbox"/> Flood Zone |
| <input type="checkbox"/> Lot and DP | <input type="checkbox"/> Riparian Zone |
| <input type="checkbox"/> 40m Buffer | <input type="checkbox"/> Vegetation/
Threatened |
| <input type="checkbox"/> Acid Sulfate | <input type="checkbox"/> Wave Impact |
| <input type="checkbox"/> Bushfire Zone | <input type="checkbox"/> Coastal Zone |
| <input type="checkbox"/> Heritage | <input type="checkbox"/> 100m MHHM |
| <input type="checkbox"/> Slip Zone | |

**For applicable fees and charges, please refer to Council's website: www.warringah.nsw.gov.au
or contact our Customer Service Centre.**

Privacy and Personal Information Protection Notice

The personal information requested in this form is required by or under the Environmental Planning and Assessment Act 1979 and will only be used by Warringah Council in connection with the requirements of that Act and any other relevantly applicable legislation relating to the subject-matter of this application. The information is being collected for the following purposes, namely, to enable us to (1) process and determine your application, (2) contact you in relation to your application should that be necessary, and (3) keep the public informed by making the application publicly accessible. If you do not provide the information, Council will not be able to process your application, and your application will be rejected.

Your application will be available to Councillors and Council Officers. Members of the public have certain rights of access to information and documents held by Council under the Government Information (Public Access) Act 2009 (GIPA), and under the Privacy and Personal Information Protection Act 1998 (NSW) to the extent permitted by those Acts.

Warringah Council is to be regarded as the agency that holds the information, which will be stored on Council's records management system or in archives and may be displayed on E-Services Online (except as regards to personal particulars). You have a right to access information within the meaning of the Privacy and Personal Information Protection Act 1998 (NSW) on application to Council, and to have that information updated or corrected as necessary. Please contact Warringah Council if the information you have provided is incorrect or changes or if access is otherwise sought to the information. In addition, a person may request that any material that is available (or is to be made available) for public inspection by or under the Local Government Act 1993 (NSW) be prepared or amended so as to omit or remove any matter that would disclose or discloses the person's place of living if the person considers that the disclosure would place or places the personal safety of the person or of members of the person's family at risk. Any such request must be made to Council's General Manager see s.739 of the Local Government Act 1993 (NSW).

Part 1 Summary Applicant(s) Details

Applicant(s) name

JOHN BANYARD

Owner(s) name

JOHN BANYARD

If any owner/applicant of this development application is a current employee or elected representative of Warringah Council.

Warringah Council Employee Yes ☐

Elected Representative Yes ☐

Part 2 Application Details

2.1 Location of the
property

Unit no.

House no.

Street

CORBETT PLACE

Suburb

BELROSE NSW 2085

We need this to correctly identify
the land. These details are shown
on your rates notice, property title
etc

Legal property
description

Lot

Sect

DP

285768

This information must be supplied

Part 2 Application Details

2.2 Exemptions

Council consent is not required for removal if the tree is less than 5 metres in height or seven (7) metres in canopy width, the tree is dead, a noxious weed, is referred to in the list of exempt species in Appendix 5 of WDCP, or is considered dangerous to life or property.

If a level 5 qualified arborist provides written confirmation that a tree is dangerous to life or property, the tree can be removed without obtaining Consent from Council. Please forward a copy of the arborist's report to Council prior to removal if practical.

You may also prune a tree by less than 10% of the foliage within a 12 month period without Council consent.

2.3 Application Fee

\$110 - Fee to be confirmed with Council's current Fees and Charges

2.4 Owners Consent

The owner of the land on which the tree(s) are located must sign the consent on the application.

Any consent issued as a result of this application is not a directive or order and does not oblige the owner to undertake the consented works. The consent is valid for **five years** from the date on the determination.

2.5 Description of works

Please provide details of the work to be carried out in the box below

Tree no.	Tree species (if known)	Work required (prune/remove/assess)	Reason for the work
1	GUM TREE	REMOVE	EXPOSED ROOTS ARE TRIP HAZARDS AND THERE ARE FALLING LIMBS OFTEN
2	" "	"	" " "
3	" "	"	" " "
4	" "	"	" " "
5	" "	"	" " "
6	" "	"	" " "
7	" "	"	" " "
8	" "	"	" " "
9	" "	"	" " "
10	" "	"	" " "
11	" "	"	" " "
12	" "	"	" " "
13	" "	"	" " "
14	" "	"	" " "

Please indicate whether any of the above trees are considered dangerous to life or property. Please refer to section 2.2 Exemptions

Part 2 Application Details

2.6 Sketch

Please indicate in the box on the right:

Sketch the outline of the allotment, street, position of structures eg. house, garage and the location of each tree as numbered in 2.3

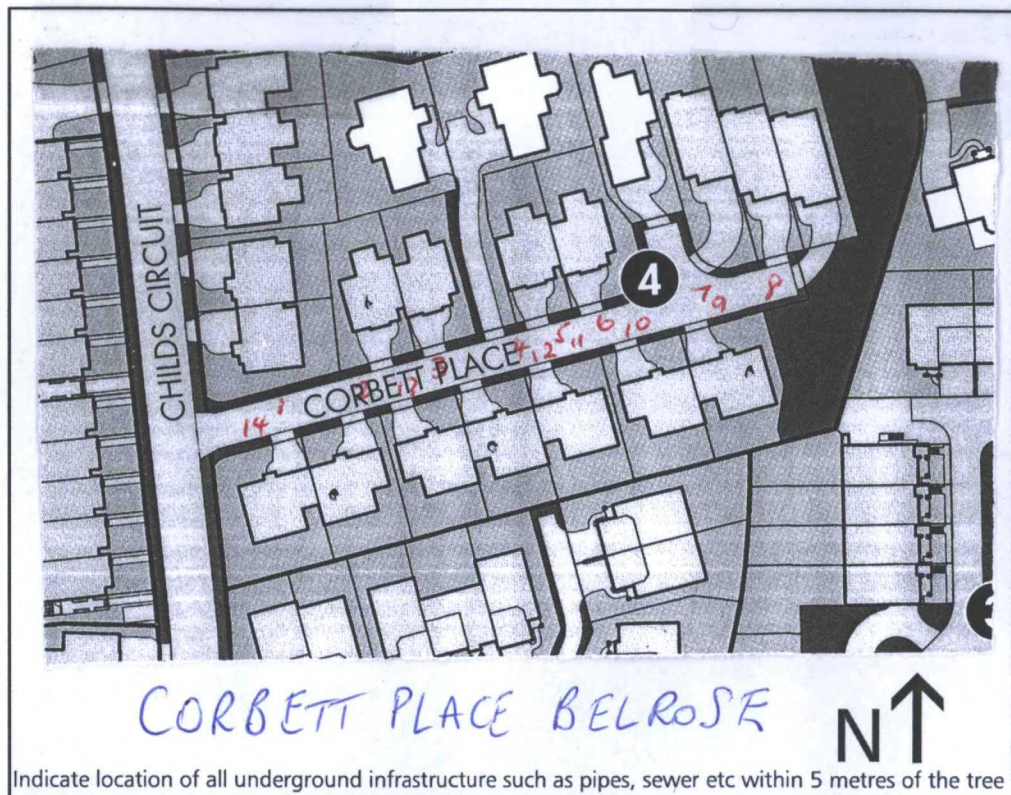
Please tie a yellow ribbon around the tree trunk.

Are there any dogs on the property?

Yes ☐ No ☒

Are there any locked gates blocking access?

Yes ☐ No ☒



2.7 Integrated development

Is this application for integrated development?

Please tick appropriate boxes.

Yes ☐ No ☒

Integrated development is development that requires licences or approvals from other consent authorities. Most forms of development will not be "integrated". See Part 4, Division 5, Section 91 of the Environmental Planning and Assessment Act 1979 - www.legislation.nsw.gov.au. If integrated additional payment (by Cheque) is required to relevant authority.

Fisheries Management Act 1994 ☐ s144 ☐ s201 ☐ s205 ☐ s219

Heritage Act 1977 ☐ s58

Mine Subsidence ☐ s15

Compensation Act 1961

Mining Act 1992 ☐ s63 ☐ s64

National Parks and ☐ s90

Wildlife Act 1974

Petroleum (Onshore) Act 1991 ☐ s9

Protection of the Environment ☐ s43(a),(b),(d) ☐ s47 ☐ s48 ☐ s55 ☐ s122

Operations Act 1997

Roads Act 1993 ☐ s138

Rural Fires Act 1997 ☐ s100B

Water Management Act 2000 ☐ s89 ☐ s90 ☐ s91

Part 2 Application Details

2.8 Disclosure of political donations and gifts

Note: gift means a gift within the meaning of section 84 of the Election Funding & Disclosures Act 1981. Failure to disclose relevant information is considered an offence under Part 6 section 96H of the Election Funding and Disclosures Act 1981

Under section 147 of the Environmental Planning and Assessment Act 1979 any reportable political donation to an elected representative of Warringah Council (Mayor or Councillor) and/or any gift to an elected representative or Warringah Council employee within a two (2) year period commencing two (2) years before the date of this application and ending when the application is determined must be disclosed.

Are you aware of any person with a financial interest in this application who made a reportable donation or gave a gift in the last two (2) years.

☐ Yes

☒ No

If yes, complete the Political Donation Declaration and lodge it with this application. If no, in signing this application I undertake to advise the Council in writing if I become aware of any person with a financial interest in this application who has made a political donation or has given a gift in the period from the date of lodgement of this application and the date of its determination

For further information visit Councils website at:
www.warringah.nsw.gov.au/plan_dev/PoliticalDonationsBill.aspx

Development Application Checklist

Required	Supplied	
DO YOU HAVE OWNER(S) CONSENT? (All owners of the property must give consent). (NOTE: If the trunk of the tree is located across property boundaries, consent of ALL owners of EACH property is required)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
HAVE YOU ATTACHED A SKETCH OF THE PROPERTY? (All trees to be inspected are to be clearly marked on the sketch and on site with tape, ribbon, paint spot or numbered tag)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If you have indicated that the application is Integrated Development HAVE YOU ATTACHED A CHEQUE? Please discuss with Council.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SUPPORTING DOCUMENTATION? Have you attached all relevant documentation, reports, photographs in <u>support</u> of the application? e.g. below		
<ul style="list-style-type: none"> Aborist's Report (in accordance with Appendix of WDCP) Note: Council's assessment of your tree will be a visual observation made at ground level. Should your tree require detailed inspection or assessment of features located more than 2 metres above ground level, or below ground such as root mapping, to justify your application, you must provide a report from a qualified level 5 arborist detailing these issues 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Sewer diagram, Plumbers report 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Structural Engineers report detailing damage to property and why alternatives to removing the tree are not feasible 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Exempt and Complying Development</u>		
Is this application required as part of an Exempt or Complying Development?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes - have you attached <u>all relevant plans</u> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A Site Plan showing existing and proposed development with trees identified in Part 2.5. Warringah Development Control Plan, Part H, Appendix 11 - Class 2-9 Building and Appendix 12 - Tree Protection Plan may apply.		

➔ SURVEYOR'S REFERENCE 12339-4C1

PLANFORM 2

Plan Drawing only to appear in this space.

SIGNATURES AND SEALS ONLY

Executed by

By its Attorney **MATTHEW JONES**
Under Power of Attorney Book
in the presence of

Signed for a fee of \$100
COMMONWEALTH OF AUSTRALIA
J. J. Johnston
at duly appointed
Power of Attorney Book No. 100
dated 17 November 1992
this deed confirms to all
notice received of the
in the presence of

Signature of Witness
PETERA ROSEY
Name of Witness

Crown Land Office Approval

PLAN APPROVED
Authorised Officer

Land District
Paper No.
Field Book

Subdivision Certificate

I certify that the provisions of s. 103A of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed subdivision.

(Insert "subdivision" or "new road")

Consent Authority **WARRINGAH COUNCIL**

Date of endorsement **27.12.2002**

Accreditation No. **N/A**

Subdivision Certificate No. **10491**

File No. **SD 0462**

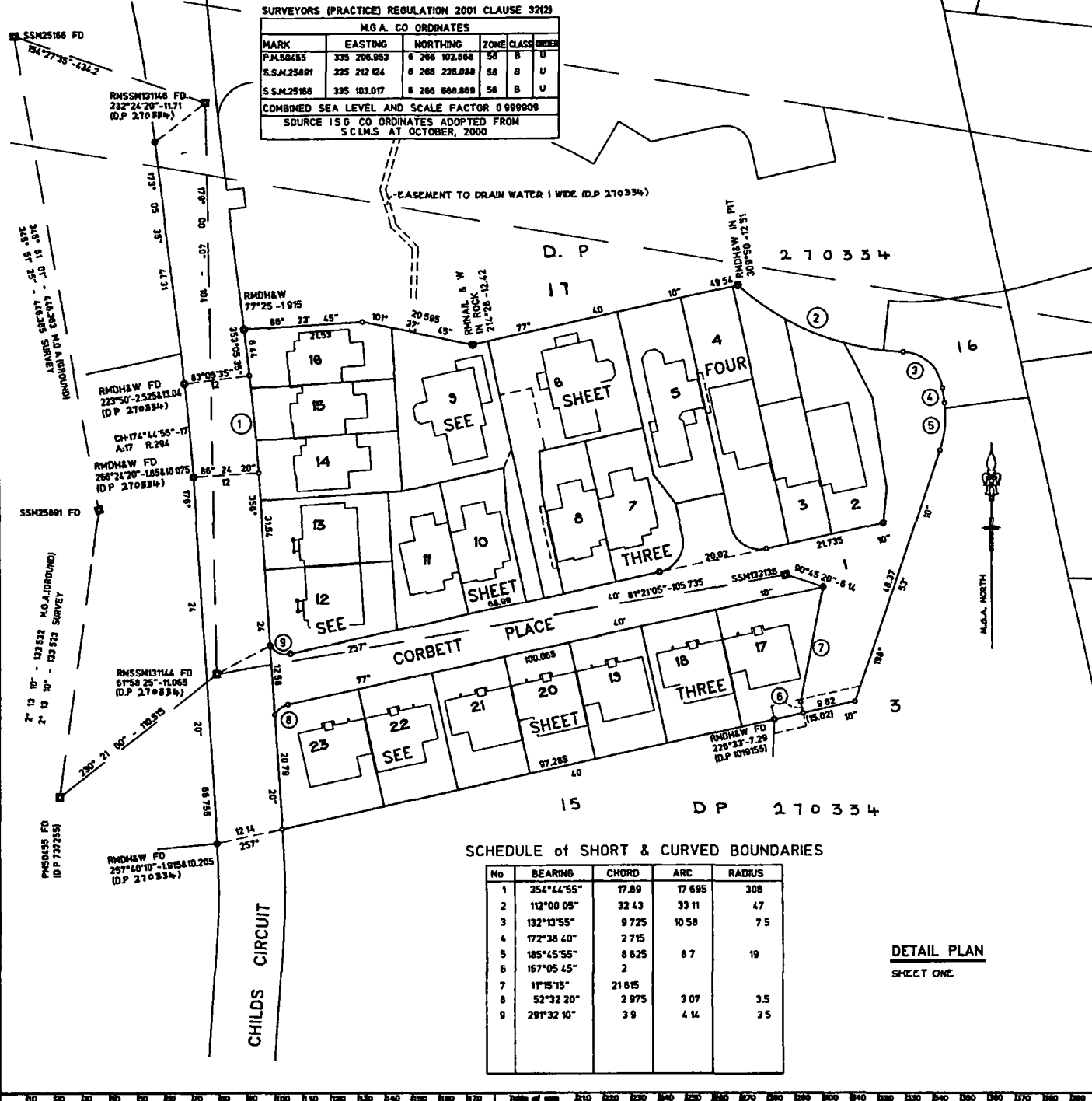
When this plan is to be lodged electronically in the Land Titles Office, it should include a statement in an electronic or digital format approved by the Registrar General.

*Blank endorsement is inappropriate.

SURVEYORS (PRACTICE) REGULATION 2001 CLAUSE 32(2)

MARK	EASTING	NORTHING	ZONE	CLASS	ORDER
P.M.80485	335 208.953	6 266 102.666	56	B	U
S.S.M.25491	325 212.024	6 266 228.088	56	B	U
S.S.M.25186	335 103.017	6 266 668.888	56	B	U

COMBINED SEA LEVEL AND SCALE FACTOR 0.999909
SOURCE IS G CO ORDINATES ADOPTED FROM
SCLMS AT OCTOBER, 2000



SCHEDULE of SHORT & CURVED BOUNDARIES

No	BEARING	CHORD	ARC	RADIUS
1	354°44'55"	17.89	17.695	308
2	112°00'05"	32.43	33.11	47
3	132°13'55"	9.725	10.58	7.5
4	172°38'40"	2.715		
5	185°45'55"	8.625	8.7	19
6	167°05'45"	2		
7	11°15'15"	21.615		
8	52°32'20"	2.975	3.07	3.5
9	291°32'10"	3.9	4.14	3.5

DETAIL PLAN
SHEET ONE

DP285768

Registered: 27.12.2003

C.A. SEE CERTIFICATE

Title System TORRENS

Purpose SUBDIVISION

Ref Map U1880-1#

Last Plan DP270334

PLAN OF SUBDIVISION OF LOT 4
IN D.P. 270334

Lengths are in metres. Reduction Ratio 1:500

L.O.A.: WARRINGAH

SUBURB: BELROSE

PARISH: MANLY COVE

COUNTY: CUMBERLAND

This is sheet 2 of my plan in 6 sheets.
(Delete if inapplicable)

Survey Certificate
Surveyors (Practice) Regulation 2001
I, **IAN VINCENT MYERS** of **WHITE MORGAN (SURVEYORS) PTY LTD.**
P.O. Box 215 803, Pitt Rivers, NSW 2229, certify
that the survey represented in this plan is accurate, and has
been made in accordance with the Surveyors (Practice)
Regulation 2001 and was completed on 27 DEC 2002, 2003.
The survey relates to LOT 4 TO 23

Drawn to scale by the Surveyor, or specify any land
shown in the plan that is not the subject of the survey.
(Signature) **I. Myers** Dated 27 DEC 2002, 2003.
Surveyor's Registration No. 1000
The Surveyors Act 1992
Occupation: PMS0505 TO 2002/2003
Type: Urban

Plans used in preparation of survey

PANEL FOR USE ONLY for statements of intention
to dedicate public roads, to create public reserves,
drainage reserves, easements, restrictions on the
use of land or positive covenants.
PURSUANT TO SECTION 88B OF THE
CONVEYANCING ACT 1919-1964 AS
AMENDED IT IS INTENDED TO CREATE -

1. RIGHT OF CARRIAGEWAY VAR. WIDTH (G)
2. EASEMENT FOR ACCESS & MAINTENANCE
0.3 WIDE (V)
3. EASEMENT FOR OVERHANG & SUPPORT 0.4 WIDE (G)
4. EASEMENT FOR OVERHANG & SUPPORT 0.4 WIDE (G)
5. EASEMENT FOR ELECTRICITY PURPOSES
3 WIDE & VARIABLE (V)
6. EASEMENT FOR TELECOMMUNICATIONS
CABLES 3 WIDE & VARIABLE (S)
7. RESTRICTIONS ON THE USE OF LAND
8. EASEMENT FOR TELEVISION AERIAL
VARIABLE WIDTH (A)
9. RIGHT OF CARRIAGEWAY 3 WIDE & VAR. (H)
10. EASEMENT TO DRAIN WATER VAR. WIDTH (G)
11. EASEMENT TO DRAIN WATER VAR. WIDTH (G)
12. POSITIVE COVENANT
13. RESTRICTION AS TO USER

PLAN AMENDED IN LUNSWAT
SURVEYOR'S REQUEST

DP285768

Registered 27.2.2003

This is sheet 1 of my plan in 5 sheets
dated 2nd DECEMBER, 2002

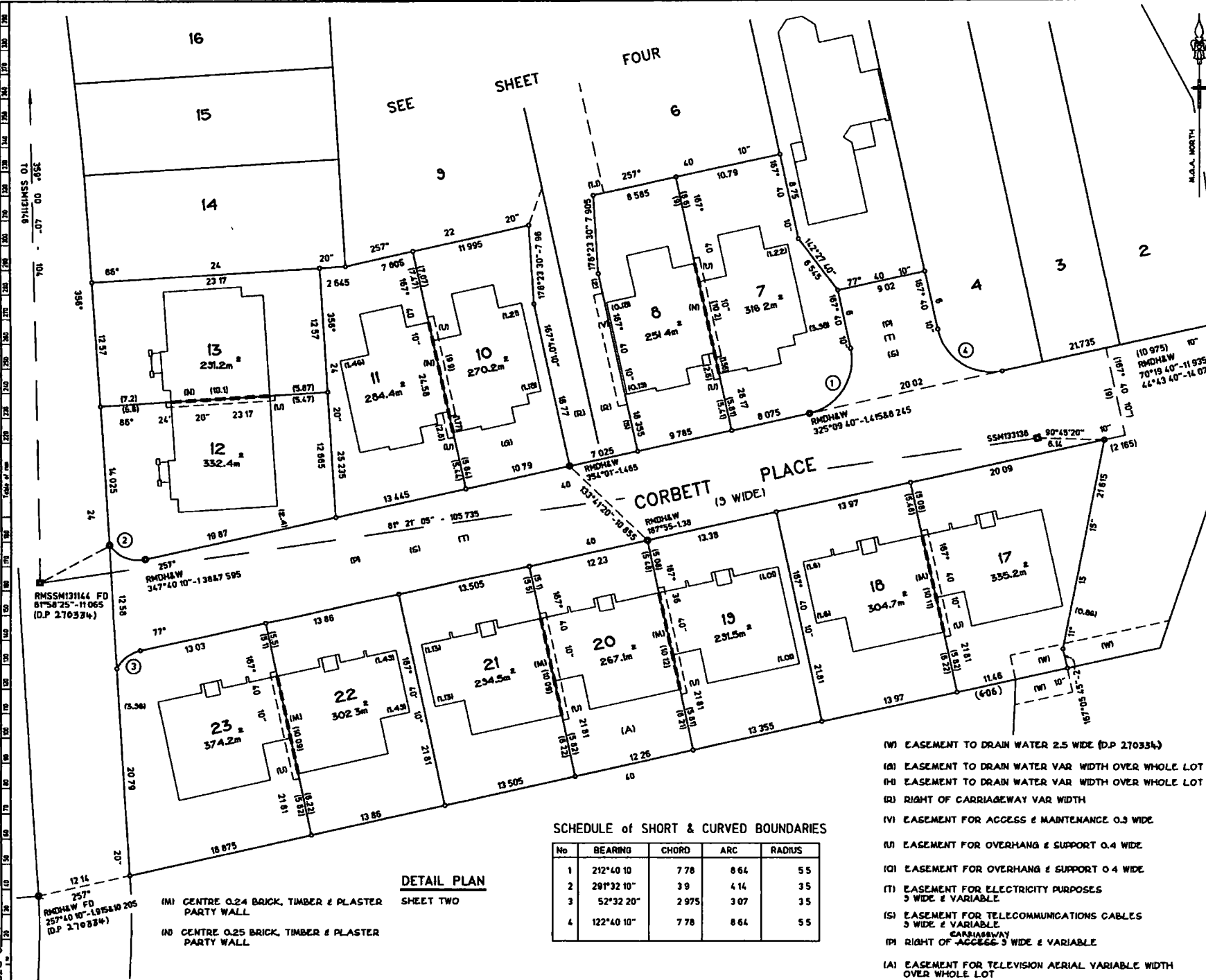
Surveyor registered under Surveyors Act 1928

This is sheet 3 of the plan of 10401
sheets covered by my Certificate No. 10401
dated 27.12.2002

W. Miller
AUTHORISED PERSON

For use where space is insufficient in any panel on
Plan Form 2.

Reg: R727675 /Doc: DP 0285768 P /Rev: 28-Feb-2003 /Sta: SC OK /Prt 23-Jun-2014 16:00 /Pg: ALL /Seq 3 of 6
Ref: /Src: U



Reduction Ratio 1:250

SURVEYOR'S REFERENCE 12329-4C3

Plan Drawing only to appear in this space

PLAN APPROVED BY A.R. MILLER 17.02.03

- (VI) EASEMENT FOR ACCESS & MAINTENANCE 0.3 WIDE
 (VII) EASEMENT FOR OVERHANG & SUPPORT 0.4 WIDE
 (VIII) EASEMENT FOR OVERHANG & SUPPORT 0.4 WIDE
 (IX) EASEMENT FOR ELECTRICITY PURPOSES
 3 WIDE & VARIABLE
 (X) RIGHT OF ACCESS 3 WIDE & VARIABLE
 (XI) EASEMENT FOR TELECOMMUNICATIONS CABLES
 3 WIDE & VARIABLE

SCHEDULE of SHORT & CURVED BOUNDARIES

No	BEARING	CHORD	ARC	RADIUS
1	212°40'10"	7.78	8.64	5.5
4	122°40'10"	7.78	8.64	5.5
5	125°47'00"	10.48	10.5	4.7
6	102°18'05"	11.645	11.675	4.7
7	355°51'30"	5.845	5.845	306
8	354°25'40"	9.445	9.445	306
9	353°18'20"	2.405	2.405	306

- (R) RIGHT OF CARRIAGEWAY VAR WIDTH
 (M) CENTRE 0.25 BRICK, TIMBER & PLASTER
 PARTY WALL
 (W) EASEMENT TO DRAIN WATER VAR WIDTH OVER WHOLE LOT
 (H) EASEMENT TO DRAIN WATER VAR WIDTH OVER WHOLE LOT

DETAIL PLAN

SHEET THREE

DP285768

Registered 27 2 2903

This is sheet 4 of my plan in 8 sheets
 dated 2nd DECEMBER, 2002

Surveyor registered under Surveyors Act 1929

This is sheet 4 of the plan of 10401
 sheets covered by my Certificate No. 27.12.2002

[Signature]
 AUTHORIZED PERSON

For use where space is insufficient in any panel on
 Plan Form 2.



Reduction Ratio 1:250

SURVEYOR'S REFERENCE 12339-4CC

DP285768

Registered 27.2.2003

This is sheet 5 of my plan in 6 sheets
 dated 2nd DECEMBER, 2002

This is sheet 5 of the plan of 6 sheets covered by my Certificate No. 104491 of 27.12.2002

M. J. J. J.
 AUTHORIZED PERSON

For use before space is sufficient in any panel on Plan Form 2.



NEIGHBOURHOOD PROPERTY PLAN

(NEIGHBOURHOOD PROPERTY LOT ONLY)

SCHEDULE OF SHORT & CURVED BOUNDARIES

No	BEARING	CHORD	ARC	RADIUS
1	29°32'10"	3.9	4.14	3.5
2	212°40'10"	7.78	8.64	5.5
3	302°40'10"	7.78	8.64	5.5
4	98°29'10"	10.915	10.94	47
5	132°13'55"	9.725	10.58	7.5
6	172°38'40"	2.715		
7	185°45'55"	6.625	8.7	19
8	187°05'45"	2		
9	52°32'20"	2.975	3.07	3.5


- (W) EASEMENT TO DRAIN WATER 2.5 WIDE (D.P. 270334)
- (T) EASEMENT FOR ELECTRICITY PURPOSES 3 WIDE & VARIABLE
- (S) EASEMENT FOR TELECOMMUNICATIONS CABLES 3 WIDE & VARIABLE
- (P) RIGHT OF ACCESS 3 WIDE & VARIABLE

Plan Drawing only to appear in this space

Reduction Ratio 1:500

SURVEYOR'S REFERENCE 12339-4CS

DP285768

Registered  27.2.2003This is sheet 6 of my plan in 8 sheets
dated 2nd DECEMBER 2002.1-11/11/11
Surveyor registered under Surveyors Act 1929This is sheet 6 of the plan of 6
sheets covered by my Certificate No. 10491
27.12.2002

AUTHORISED PERSON

For use where space is insufficient in any panel on
Plan Form 2

THIS SHEET SHOWS AN INITIAL
SCHEDULE OF UNIT ENTITLEMENT FOR
THE NEIGHBOURHOOD SCHEME WHICH
IS LIABLE TO BE ALTERED AS THE
SCHEME IS DEVELOPED OR ON
COMPLETION OF THE SCHEME.

SUBSEQUENT CHANGES WILL BE
RECORDED ON A REPLACEMENT SHEET
OF THIS PLAN WHICH WILL BE
NUMBERED 6A, 6B, 6C ETC AS THE
CIRCUMSTANCES REQUIRE.

I DOUGLAS F BOWEN
REGISTRATION No. 004
BEING A VALUER REGISTERED UNDER
THE VALUERS REGISTRATION ACT 1978,
CERTIFY THAT THE UNIT ENTITLEMENTS
SHOWN ON THIS PLAN ARE BASED UPON
THE VALUATIONS MADE BY ME ON
23.10.02.



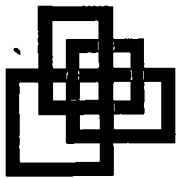
Reduction Ratio 1

SURVEYOR'S REFERENCE 12339 4C6

INITIAL SCHEDULE

SCHEDULE OF UNIT ENTITLEMENT		
LOT	UNIT ENTITLEMENT	SUBDIVISION
1	NEIGHBOURHOOD PROPERTY	
2	38	
3	38	
4	38	
5	47	
6	45	
7	34	
8	34	
9	45	
10	34	
11	34	
12	34	
13	34	
14	34	
15	34	
16	34	
17	32	
18	32	
19	32	
20	32	
21	32	
22	32	
23	32	
TOTAL	781	

Plan Drawing only to appear in this space



MASON AND BROPHY

1 July 2014

The General Manager
Warringah Council
Civic Centre
725 Pittwater Road,
DEE WHY NSW 2099

Dear Sir or Madam:

**RE: DP 285768 ~ Corbett Place Belrose
Development Application – Tree removal**

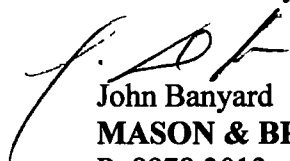
As managing agents for the above deposited plan please see attached a Development Application Tree Removal and Tree Pruning.

Please see attached the following:

- Application form
- \$110 cheque
- A letter on strata management letterhead
- Minutes signed by the Owners Corporation, clearly stating the words “support for lodgement of a Development Application”
- DP 285768 sewerage, easements & services diagrams x 6 pages

We look forward to your favourable response in due course.

Yours sincerely,



John Banyard
MASON & BROPHY STRATA MANAGEMENT
P: 8978 3013
F: 9982 5357
johnb@masonbrophy.com.au

