

DEVELOPMENT APPLICATION TREE REMOVAL AND TREE PRUNING

MADE UNDER THE WARRINGAH LOCAL ENVIRONMENTAL PLAN 2000 OR 2011
MADE UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (SECTIONS 78A)
FOR WORKS ASSOCIATED WITH A COMPLYING DEVELOPMENT CERTIFICATE APPLICATION

100295146

Contact Us	
The General Manager, 725 Pittwater Road, Dee Why NSW 2099 or Customer Service Centre, Northern Beaches Council DX9118 Dee Why	
Email	council@warringah.nsw.gov.au
Fax	9942 2606
If you need help lodging your application call Customer Service on (02) 9942 2111 or come in and talk to us at the Civic Centre, Dee Why.	

Office Use Only	
<input type="radio"/> WLEP 2000	<input type="radio"/> WLEP 2011
D	A 2 0 16/09/16
<input type="radio"/> Owners Consent	<input type="radio"/> Heritage
<input type="radio"/> Lot and DP	<input type="radio"/> Slip Zone
<input type="radio"/> 40m Buffer	<input type="radio"/> Flood Zone
<input type="radio"/> Acid Sulfate	<input type="radio"/> Riparian Zone
<input type="radio"/> Bushfire Zone	<input type="radio"/> Wave Impact
	<input type="radio"/> Coastal Zone
	<input type="radio"/> 100m MHWM
	<input type="radio"/> Vegetation/ Threatened

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

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 Northern Beaches 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.

Northern Beaches 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 Northern Beaches 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

1. APPLICANT(S) DETAILS	
Applicant(s) name	Tim James Assistant Village Manager
Owner(s) name	Glenaeon Retirement Village P/L
If any owner/applicant of this development application is a current employee or elected representative of Warringah Council.	<input type="radio"/> Council Employee <input type="radio"/> Elected Representative

Part 2: Application Details

2.1 LOCATION OF THE PROPERTY			
We need this to correctly identify the land. These details are shown on your rates notice, property title etc.			
Unit number	—	House number	—
Street	207 Forest Way		
Suburb	BELROSE NSW 2085		
Legal Property Description <small>This information must be supplied.</small>	Lot	100	
	Sect		
	DP/SP	1114910	

Northern Beaches Council Customer Service Sent
- 1 SEP 2016
Signature <i>[Signature]</i>
TO: PLANNING

Part 2: Application Details

2.2 EXEMPTIONS

Council consent is not required for removal if the tree is less than 6 metres in height, the tree is dead, a noxious weed, is referred to in the list of exempt species in Appendix 5 of the WDCP 2011, or is considered dangerous to life or property. Note: A tree less than 6 metres in height which has a canopy width exceeding 7 metres will require consent. (For properties within Deferred Lands under the WLEP 2000 then you must consider the Tree Preservation Order). To find out more about the exemptions, please go to: warringah.nsw.gov.au/planning-and-development/development-restrictions/trees-and-development

Trees which are considered a high risk/imminent danger to life and property by a Level 5 qualified Arborist are exempt development and can be removed without Council consent by the owner of the tree.

You need written confirmation from the Arborist and the report must clearly state the following:

- Qualifications: AQF Level 5 Arborist or equivalent (see WDCP 2011, Part H, Appendix 10)
- The tree(s) is declared a 'high risk' or is an imminent danger to life and property
- Immediate removal of the tree(s) is recommended

A copy of the report is to be sent to council for record keeping purposes.

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. If your application is required as part of an Exempt and Complying Development (CDC) such as a secondary dwelling, pool etc. please refer to the Development Application Checklist in section 2.8 on page 4 for required information.

Tree No.	Tree species (if known)	Work required (prune/remove/assess)	Reason for the work
1	Eucalyptus Sideroxylon	Remove	Health decline.
2	Acacia elata	Remove	Poor health.
3	Acacia elata	Remove	Poor health.
4	Acacia elata	Remove	Poor health.
5	Pinus radiata	Remove	Removal of non native tree
6			will benefit the surrounding
7			native trees.
8			
9			
10			
11			
12			
13			
14			

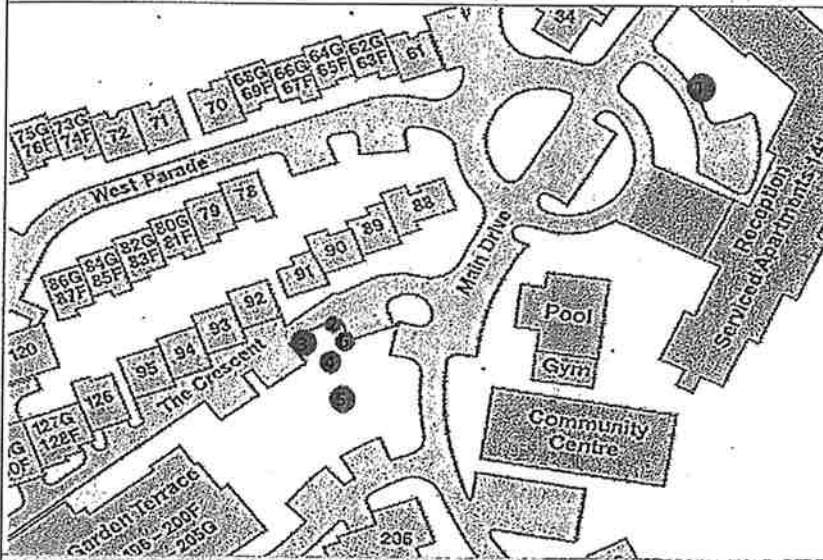
Please indicate whether any of the above trees are considered dangerous to life or property. Please refer to section 2.2 Exemptions

Part 2: Application Details

2.6 SKETCH

Please indicate in the box below.

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



See also
attached
reports
maps



Indicate location of all underground infrastructure such as pipes, sewer etc. within 5 metres of the tree.

2.7 SITE DETAILS

For the purpose of providing safe access for the site inspection:

Are there any dogs on the property?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Are there any locked gates blocking access?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Special arrangement required for site access?	<input type="radio"/> Yes <input checked="" type="radio"/> No

For the purpose of identifying the trees in section 2.5, please indicate clearly with tape, ribbon, paint spot or numbered tag each tree to be inspected.

2.8 INTEGRATED DEVELOPMENT

Is this application for integrated development? ☐ Yes ☒ NoIntegrated 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	<input type="radio"/> S144 <input type="radio"/> s201 <input type="radio"/> s205 <input type="radio"/> s219
Heritage Act 1977	<input type="radio"/> S58
Mine Subsidence Compensation Act 1961	<input type="radio"/> S15
Mining Act 1992	<input type="radio"/> S63 <input type="radio"/> s64
National Parks And Wildlife Act 1974	<input type="radio"/> S90
Petroleum (Onshore) Act 1991	<input type="radio"/> S9
Protection Of The Environment Operations Act 1997	<input type="radio"/> S43(a), (b), (d) <input type="radio"/> s47 <input type="radio"/> s48 <input type="radio"/> s55 <input type="radio"/> s122
Roads Act 1993	<input type="radio"/> S138
Rural Fires Act 1997	<input type="radio"/> S100b
Water Management Act 2000	<input type="radio"/> S89 <input type="radio"/> s90 <input type="radio"/> s91

Part 2: Application Details

2.9 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 Council (Mayor or Councillor) and/or any gift to an elected representative or 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.	<input type="radio"/> Yes <input checked="" type="radio"/> 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: warringah.nsw.gov.au/plan_dev/PoliticalDonationsBill.aspxv	

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)	<input checked="" type="radio"/> Yes <input type="radio"/> No
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="radio"/> Yes <input type="radio"/> No
If you have indicated that the application is Integrated Development, HAVE YOU ATTACHED A CHEQUE? Please discuss with Council. <i>N/A</i>	<input type="radio"/> Yes <input type="radio"/> No
SUPPORTING DOCUMENTATION? Have you attached all relevant documentation, reports, photographs in support of the application? e.g. below <ul style="list-style-type: none"> Arborist'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 Sewer diagram, Plumbers report Structural Engineers report detailing damage to property and why alternatives to removing the tree are not feasible 	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Yes <input checked="" type="radio"/> No
EXEMPT AND COMPLYING DEVELOPMENT Is this application required as part of an Exempt or Complying Development (CDC)? If Yes - have you attached all relevant plans? A Site Plan must be provided showing existing and proposed development with trees identified in Part 2.5. Warringah Development Control Plan, Part H, Appendix 10 - Details to be contained in an Arborist report, Appendix 11 - Class 2-9 Building and Appendix 12 - Tree Protection Plan may apply.	<input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Yes <input checked="" type="radio"/> No
For more information about Complying Development in relation to tree removal, go to: warringah.nsw.gov.au/planning-and-development/trees-and-development	

1 Introduction

This report was prepared for Lendlease in relation to six (6) trees located within the Glenaeon retirement village. The assessment of the trees was instigated due to concerns raised by village management and the garden committee regarding the health, longevity and suitability of the trees.

The locations of the assessed trees are detailed in Figures A and B below.

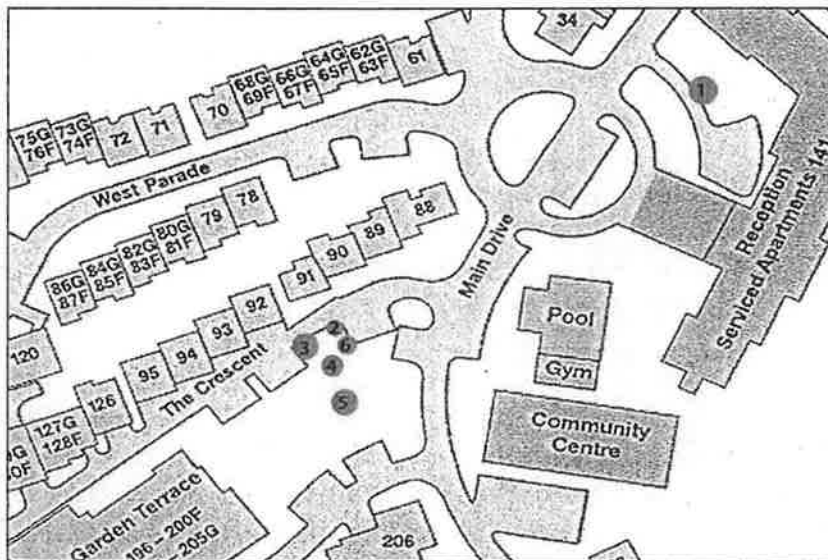


Figure A: Excerpt from the village map showing approximate tree locations and numbers.

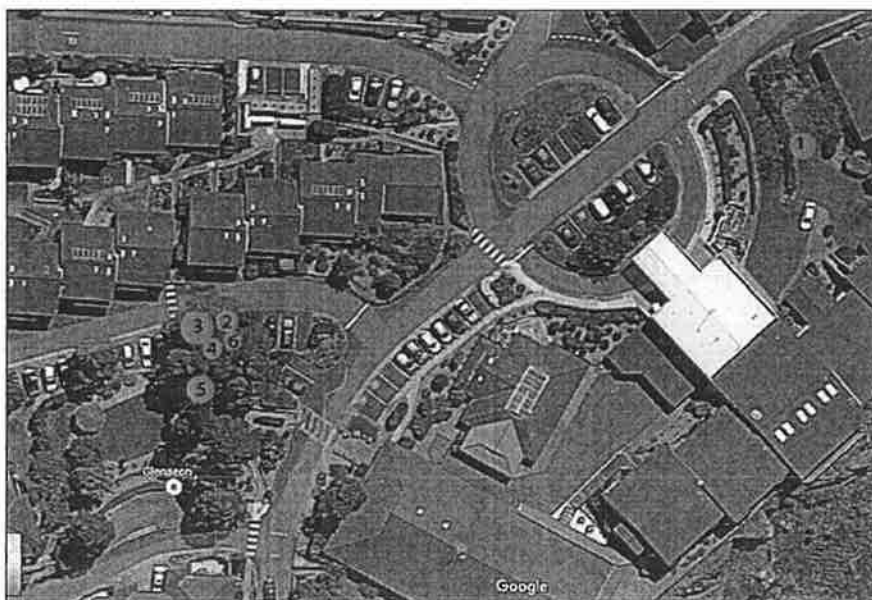


Figure B: Aerial photo showing the approximate locations of the assessed trees.

2 Methodology

Consultation

As part of the assessment, a site meeting was held with Alexis Anderson (Arborist), Tim James (Assistant Village Manager) and Merv (President of the Garden Committee) on the 23rd August 2016. The condition and management history of the trees was discussed.

Basic Visual Tree Assessment

Tree assessment was undertaken by Alexis Anderson on the 23rd of August, 2016. For each tree the following was undertaken:

- The dimensions of each tree were measured and recorded.
- From ground level, all visible parts of the tree were inspected for defects or potentially hazardous features.
- The health and vitality of the tree was assessed. This was based on size, colour and extent of new foliage growth, canopy density, location and sizes of any dead branches and presence of any pest and disease.
- Physical characteristics of the tree that can affect stability such as; *lean, height, trunk taper, buttressing, reaction wood development, trunk mass, typical wood density for that species, canopy density, presence of low branches* (these provide damping to reduce sway motion), *root damage/decay*, were considered as part of the assessment.
- Site factors that can affect tree stability such as wind exposure, soil depth, presence of surrounding trees, barriers to root spread, changes in soil levels, waterlogging were considered as part of the assessment.
- The potential targets that could be injured/damaged in the event of tree failure were considered.
- A Safe Useful Life Expectancy (SULE) analysis was undertaken for the tree. This is a pre-planning tree assessment tool developed by Jeremy Barrell (UK) to assess suitability of tree retention in a planning context. For the purpose of this assessment, SULE has been used outside of a planning context to give an assessment of time before the tree has reached a state of decline, requiring significant arboricultural inputs to manage the risk of significant personal injury or property damage.

3 Findings

Tree 1 (Tagged as 36)

Species/Common Name	Red Ironbark, <i>Eucalyptus sideroxylon</i>
Trunk Diameter	360mm
Approximate Height	13m
Canopy Spread	4.0m (radius)
Health and Vitality	Poor. This is indicated by the thinning and dieback of the upper canopy and epicormic shoots sprouting from the middle and lower trunk (Photo A). Dead branches throughout the canopy.
Structural Condition	Fair. There has been recent failure of both live and dead branches. Branch failure is likely to continue to occur and the heath declines.
Age Class	Mature
Safe Useful Life Expectancy	Remove (4a) –Dead, dying, suppressed or declining trees. This tree is expected to continue to decline over the next 5 years. This tree has no prospect of recovery to normal health.
Landscape & Environmental Significance	Planted Australian native species. This species is not found naturally in this locality. Stand-alone tree. The landscape amenity provided by this tree is declining with the reduced canopy volume and build-up of dead branches.
Recommended Action	Whole tree removal is recommended. There are no viable options available to manage and retain this tree in the long-term.

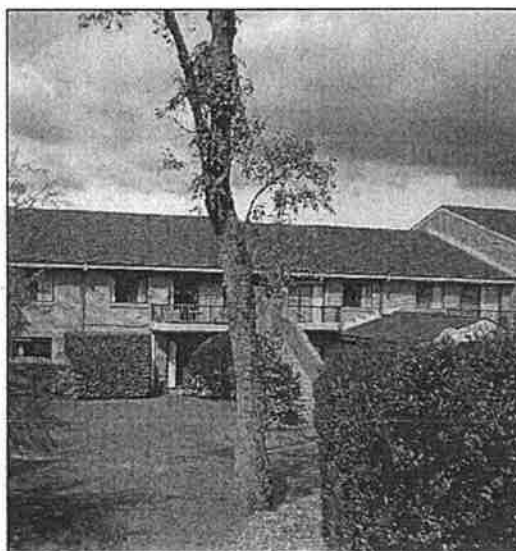


Photo A and B: Upper canopy and trunk of Tree 1.

Tree 2 (Tagged as 127)

Species/Common Name	Cedar Wattle, <i>Acacia elata</i>
Trunk Diameter	320mm
Approximate Height	12m
Canopy Spread	2.0m (radius)
Health and Vitality	Poor. Dead branches throughout, including the upper canopy. Recently heavily pruned.
Structural Condition	Fair. Only the upper canopy remains after recent pruning. This tree is structurally dependent upon the surrounding trees for shelter from direct wind.
Age Class	Late-Mature.
Safe Useful Life Expectancy	Short (3a) – <i>Trees that may only live for another 5-15 years.</i> This tree is expected to continue to decline over the next 0-10 years.
Landscape & Environmental Significance	Planted Australian native species. This species is not found naturally in this locality. Growing within a large stand of trees. The landscape amenity provided by this tree is declining with the reduced canopy volume and build-up of dead branches.
Recommended Action	Whole tree removal is recommended. This tree is not suitable for retention in the long-term.



Tree 2

Photo C: Photo of Tree 2 relative to the surrounding trees

Tree 3 (Tagged as 126)

Species/Common Name	Cedar Wattle, <i>Acacia elata</i>
Trunk Diameter	860mm
Approximate Height	15m
Canopy Spread	6.0m (radius)
Health and Vitality	Fair. Dead branches throughout, including the upper canopy (Photo D).
Structural Condition	Poor. The location and shape of reaction wood on the trunk indicate that there is some internal cracking and/or decay (Photos E and F). The structural integrity of this tree appears to be compromised and trunk failure is considered to be reasonably foreseeable.
Age Class	Late-Mature.
Safe Useful Life Expectancy	Short (3d) – <i>Trees that require substantial remedial care and are only suitable for retention in the short-term.</i> This tree is expected to continue to decline over the next 0-10 years.
Landscape & Environmental Significance	Planted Australian native species. This species is not found naturally in this locality. Growing within a large stand of trees. The landscape amenity provided by this tree is declining with the reduced canopy volume and build-up of dead branches.
Recommended Action	Whole tree removal is recommended. This tree is not suitable for retention in the long-term.

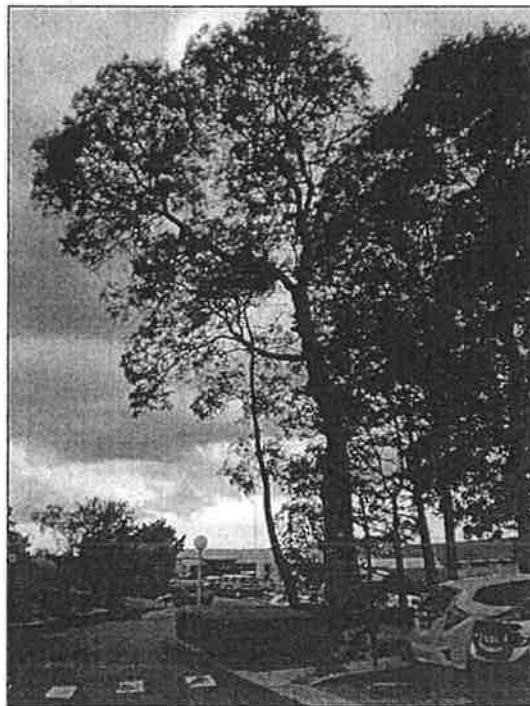


Photo D: Trunk and upper canopy of Tree 3.

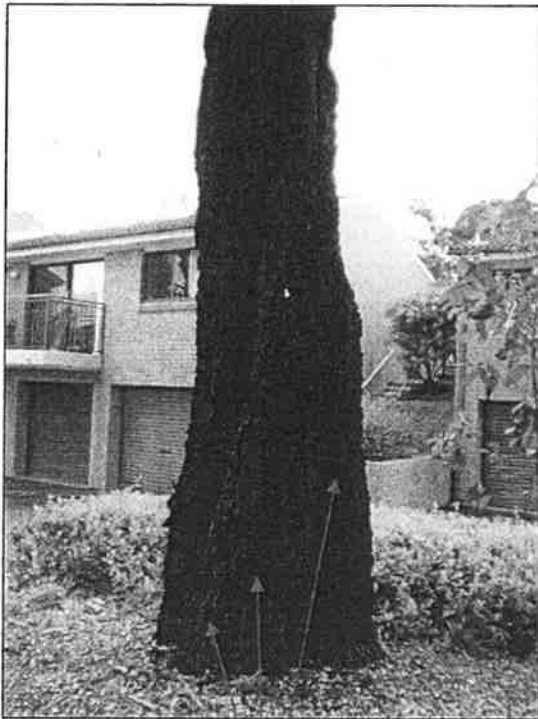


Photo E: Reaction wood on the lower trunk.

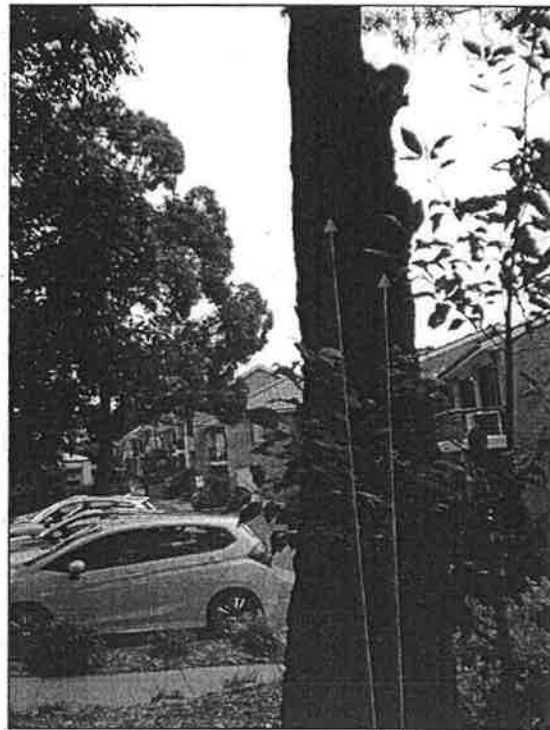


Photo F: Reaction wood on the upper trunk.

Tree 4 (Tagged as 123)

Species/Common Name	Cedar Wattle, <i>Acacia elata</i>
Trunk Diameter	470mm
Approximate Height	15m
Canopy Spread	3.0m (radius)
Health and Vitality	Fair. Dead branches throughout, including the upper canopy.
Structural Condition	Poor. There is termite damage, fungal decay and trunk hollowing extending from the base to 2.5m height. (Photo G). The structural integrity of this tree appears to be compromised. Trunk failure is considered to be reasonably foreseeable.
Age Class	Late-Mature.
Safe Useful Life Expectancy	Remove (4C) – <i>Dangerous trees because of structural defects</i> . There were no options available to manage the strength loss associated with the trunk decay. This tree is expected to continue to decline over the next 0-10 years.
Landscape & Environmental Significance	Planted Australian native species. This species is not found naturally in this locality. Growing within a large stand of trees. This tree is not in a prominent position and does contribute significantly to the landscape amenity of the site.
Recommended Action	Whole tree removal is recommended. This tree is not suitable for retention in the long-term.

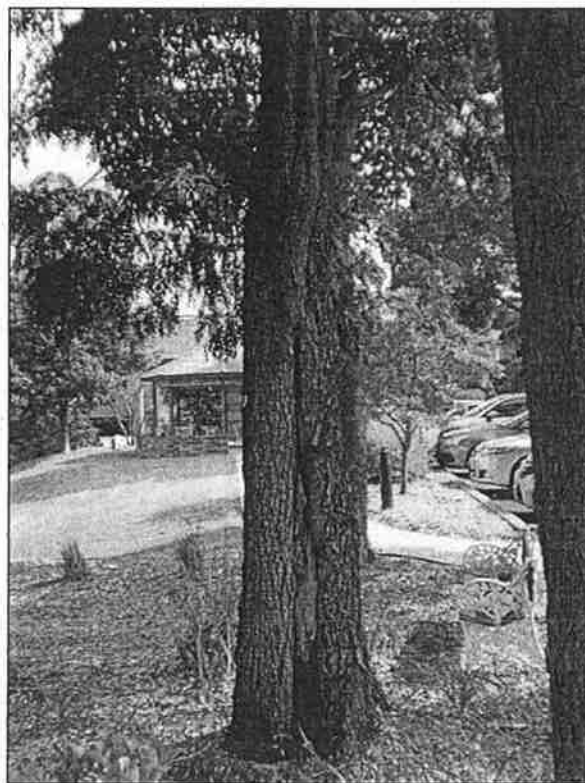


Photo G: Trunk decay and hollowing from the base to 2.5m height.

Tree 5 (Tagged as 121)

Species/Common Name	Monterey Pine, <i>Pinus radiata</i>
Trunk Diameter	510mm
Approximate Height	15m
Canopy Spread	4.0m (radius)
Health and Vitality	Fair. Heavily pruned in the past.
Structural Condition	Good. Sheltered by surrounding Brushbox trees.
Age Class	Mature.
Safe Useful Life Expectancy	Short (3C) – <i>Trees that could live for more than 15 years, but may be removed to prevent interference with more suitable individuals or to provide for new planting.</i>
Landscape & Environmental Significance	Exotic species that is likely to have self-sown. This species grows as a weed in nearby bushland. This species is out of keeping with the landscape theme of Australian natives that has been established in this locality. This tree is not in a prominent position and does contribute significantly to the amenity of the site.
Recommended Action	Whole tree removal is recommended. Removal of this tree will benefit the surrounding grove of Brushbox trees.

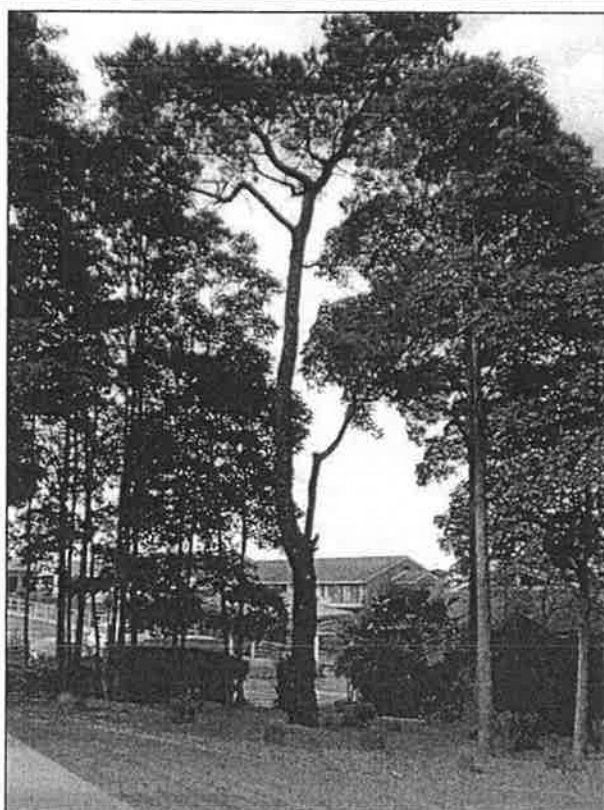


Photo H: Tree 5 relative to the surrounding Brushbox grove.

Glenaeon

PLEASE NOTE:
NOT APPLYING TO REMOVE
THIS TREE. (TREE 6)

August, 2016

Tree 6 (Not Tagged)

Species/Common Name	Brushbox, <i>Lophostemon confertus</i>
Trunk Diameter	260mm
Approximate Height	10m
Canopy Spread	3.0m (radius)
Health and Vitality	Fair. Suppressed by larger trees nearby.
Structural Condition	Fair. Natural phototropic lean (towards light) towards the parking spaces. Growing on the edge of a shallow embankment. These factors do not appear to have compromised stability.
Age Class	Mature.
Safe Useful Life Expectancy	Medium (2b) – Trees that may live for 15-40 years.
Landscape & Environmental Significance	Planted Australian native. This tree forms part of a grove of Brushbox trees. It has a lower canopy height than the surrounding trees due to its location at the edge of the group (more access to light). The canopy of this tree provides shelter/buffering to the grove from easterly winds and provides a mid-story canopy structure. This tree did not create any visible impediment or hazard to parked vehicles that was obvious at the time of inspection. This tree would provide shade to parked vehicles during summer.
Recommended Action	Retain. Remove any dead branches as they form. Re-assess in 24 months.



Tree 6



Tree 6

Photos I and J: Tree 6 viewed from the west and east.

4 Conclusion

Five (5) of the six (6) assessed trees are recommended for removal due to either poor health, poor structural condition or unsuitability.

The impact on the local environment and landscape amenity is not likely to be significant. There are numerous other trees on the site that were not assessed and are to be retained.

5 Statement of Impartiality

- This report prepared by Bluegum Tree Care & Consultancy (BTCC) reflects the impartial and expert opinion of Alexis Anderson.
- BTCC is acting independently of and not as the advocate for the client.
- BTCC does not undertake tree pruning and removal works and will not have any involvement with pruning or removing trees following assessment.

6 Limitations

- The findings of this report are based upon and limited to an examination of six trees with no exploratory excavation, climbing or internal wood density testing. Inspection of other trees on the site was not requested.
- Tree and branch failure is often not foreseeable even following inspection by a qualified arborist. Tree and branch failure in wet/stormy conditions and the phenomenon of summer branch drop is rarely predictable. There is some degree of risk associated with every tree. Acceptance of some risk is necessary to enjoy the vast benefits provided by trees.
- This report reflects the health and structure of trees at the time of inspection. Bluegum Tree Care & Consultancy cannot guarantee that a tree will be healthy and safe under all circumstances or for a specified period of time. There is no guarantee that problems or defects with assessed trees, will not arise in the future. Liability will not be accepted for damage to person or property as a result of failure of assessed trees.
- This report must be read in its entirety. No part of this report may be referred to, verbally or in writing, unless taken in full context of the whole report.