WARRINGAH COUNCIL

TREE APPLICATION ASSESSMENT REPORT

Development Application Number:	DA2015/0116
Planner:	Tree Officer
Property Address:	16 Wyatt Avenue BELROSE NSW 2085
Legal Address	Lot 2566 DP 752038
Proposal Description:	Tree Application
Recommendation:	**APPROVED with Conditions**
Notification Required?	No
Applicable Controls:	**EPA Act 1979, EPA Regulations 2000, WLEP 2000, WDCP**
SEPPs: Applicable?:	No
REPs: Applicable?:	No
LEPs Applicable?	Yes

Consideration of Warringah Local Environmental Plan 2000 (WLEP2000)

Locality	C8 Belrose North
Is the development considered to be consistent with the Locality's Desired Future Character Statement?	Yes
WLEP 2011 Permissible or Prohibited Land Use	**Permissible**
Does the proposed development meet the objectives of the TPO?	Yes

Clause 31 (How can Council make Tree Preservation Orders (TPO)?)

To use this inspection criteria: Bold highlight denotes code, where there is no bold, check the accompanying notes and user the appropriate code or insert the necessary information.

Information Category	**No.1**	**No.2**	**No.3**		
Species	**Cupressus spp.**	**Populus spp?**	**Leptospermum petersonii.**		
Remnant/**P**lanted/ **S**elf sown	**P**	**P**	**P**		
Special significance					
Age class **Y/S/M/O**	**M**	**M**	**M**		
Tree height **(m)**	**10**	**13**	**7-8**		
Average crown diameter **(m)**	**4**	**6**	**6**		
Crown condition **0, 1, 2, 3, 4, 5**	**2-3**	**2**	**3**		
Root zone	**Ga**	**Ga**	**Gr**		
Defects	**L, O**	**L**	**L**		
Services/adjacent structures	**LVo**	**LVo**	**LVo**		
Failure potential **1, 2, 3, 4**	**2**	**2**	**1**		
Size of defective part **1, 2, 3, 4**	**2**	**3**	**1**		
Target rating **1, 2, 3, 4**	**3**	**3**	**3**		
Hazard Rating **(-/12)**	**7**	**8**	**5**		

Recommendations	No. 1	No. 2	No. 3		
Remove Tree	**Y**	**Y**	**Y**		
Pruning					
Repair/replace surface					
Root pruning/root barrier					
Replanting required			**Y**		
Other					

Additional Comments:

Under the Tree Preservation Order, Council approval is not required for the removal of a Cupressus spp. (Cypress Pine) species and a Populus spp. (Poplar species) located along the front boundary.

Section 79C Act 1979	
Section 79C (1) (a)(i) – Have you considered all relevant provisions of any relevant environmental planning instrument?	Yes
Section 79C (1) (a)(ii) – Have you considered all relevant provisions of any provisions of any draft environmental planning instrument	N/A
Section 79C (1) (a)(iii) – Have you considered all relevant provisions of any provisions of any development control plan	Yes
Section 79C (1) (a)(iiia) - Have you considered all relevant provisions of any Planning Agreement or Draft Planning Agreement	N/A
Section 79C (1) (a)(iv) - Have you considered all relevant provisions of any Regulations?	Yes
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?	Yes
Section 79C (1) (c) – It the site suitable for the development?	Yes
Section 79C (1) (d) – Have you considered any submissions made in accordance with the EPA Act or EPA Regs?	Yes

APPLICATION DETERMINATION

Conclusion:

The proposal has been assessed against the relevant matters for consideration under Section 79C of the EP&A Act 1979. This assessment has taken into consideration the submitted plans, Statement of Environmental Effects, all other documentation supporting the application and public submissions, and does not result in any unreasonable impacts on surrounding, adjoining, adjacent and nearby properties subject to the conditions contained within the recommendation.

RECOMMENDATION - APPROVAL with Conditions

That Council as the consent authority:

GRANT DEVELOPMENT CONSENT to the development application subject to:

The conditions detailed within the associated notice of determination; and

“I am aware of Warringah’s Code of Conduct and, in signing this report, declare that I do not have a Conflict of Interest”

The application is determined under the delegated authority of:

Signed Date

Tree Assessment Officer

Explanatory Criteria for Tree Inspection Schedule within Assessment Report

Note: *The detail below is general and is provided in good faith as a guide to assist persons reviewing the assessment report understand and interpret the assessment and a determination which may include the removal of a tree outside the criteria set can be for reasons beyond technical consideration and can be based on the expertise of the Council Officer conducting the assessment. If you require clarification or have any questions, please contact Council's Planning and Development Tree Assessment Officer.*

Key	Criteria	Comments
Tree No.	Must relate to the number on your site diagram	
Species	May be coded – include a key to the codes; botanical names and common names in key. (eg Lc = Lophostemon confertus Brush Box)	
Remnant/ Planted / Self sown	Self explanatory; of use when negotiating cost sharing for line clearing operations	
Special Significance	A Aboriginal C Commemorative Ha Habitat Hi Historic M Memorial R Rare U Unique form O Other	This may require specialist knowledge
Age Class	Y Young = recently planted S Semi mature (<20% of life expectancy) M Mature (20-80% of life expectancy) O Over-mature (>80% of life expectancy)	
Height	In metres	
Spread	Average diameter of canopy in metres	
Crown condition	Overall vigour and vitality 0 Dead 1 Severe decline (<20% canopy; major dead wood 2 Declining (20-60% canopy density; twig and branch dieback) 3 Average/low vigour (60-90% canopy density; twig dieback) 4 Good (90-100% crown cover; little or no dieback or other problems 5 Excellent (100% crown cover, no deadwood or other problems)	This requires knowledge of species
Failure Potential	Identifies the most likely failure and rates the likelihood that the structural defect(s) will result in failure within the inspection period. 1. Low – defects are minor (eg dieback of twigs, small wounds with good wound wood development) 2. Medium – defects are present and obvious (eg cavity encompassing 10-25% of the circumference of the trunk) 3. High – numerous and/or significant defects present (eg cavity encompassing 30-50% of the circumference of the trunk, major bark inclusions) 4. Severe – defects are very severe (eg heart rot fruiting bodies, cavity encompassing more than 50% of the trunk)	This requires specialist knowledge
Size of Defective Plant	Rates the size of the part most likely to fail. The larger the part that fails, the greater the potential for damage. 1. Most likely failure less than 150mm in diameter 2. Most likely failure 150-450mm in diameter 3. Most likely failure 450-750mm in diameter 4. Most likely failure more than 750mm in diameter	

Key	Criteria	Comments
Target Rating*	Rates the use and occupancy of the area that would be struck by the defective part. 1. Occasional use (eg jogging/cycle track) 2. Intermittent use (picnic area, day use parking) 3. Frequent use, secondary structure (eg seasonal camping area, storage facilities) 4. Constant use, structures (eg year-round use for a number of hours each day, residences)	
Hazard Rating*	Failure potential + size of part + target rating. Add each of the above sections for a number out of 12.	The final number identifies the degree of risk. The next step is to determine a management strategy. A rating in this column does not condemn a tree but may indicate the need for more investigation and a risk management strategy.
Root Zone	C Compaction D Damaged / wounded roots (eg by mowers E Exposed Roots Ga Trees in Garden Bed Gi Girdled Roots Gr Grass K Kerb close to tree L+ Raised soil level L - Lowered soil level M Mulched Pa Paving / concrete / bitumen Pr Roots pruned O Other	More than one of these may apply
Defects	B Borers C Cavity D Decay PF Previous Failures I Inclusions L Lopped M Mistletoe / Parasites S Splits / cracks T Termites F Fungi E Epicormics MD Mechanical Damage O Other	More than one of these may apply
Services / adjacent structures	Bs Bus stop Bu Building within 3m HVo High voltage open-wire construction HVb High voltage bundled (ABC) LVo Low voltage open-wire construction LVb Low voltage bundled (ABC) Na No services above Nb No services above ground Si Signage Sl Street light T Transmission lines (>33KV) U Underground services O Other	More than one of these may apply