

RN100144880



Warringah Council

# 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

### Office Use Only

Locality

DA 20 1111465

- |   |  |
|---|--|
| <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/<br>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 MHW                  |
| <input type="checkbox"/> Slip Zone      |  |

September 11

**For applicable fees and charges, please refer to Council's website: [www.warringah.nsw.gov.au](http://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

Owner(s) name

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

Warringah Council employee Yes  No  Elected representative Yes  No

### Part 2 Application Details

2.1 Location of the property Unit no.  House no.  Street

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

Suburb

Legal property description Lot:  Sect:  DP#

This information must be supplied.

## Part 2 Application Details

### 2.2 Exemptions

Council consent is not required if the tree is less than 5 metres in height and with a foliage crown spread of less than 10 metres, the tree is dead, has been declared a noxious weed, is referred to as exempt in clause 8 of the Order, or is to be pruned by less than 10% of foliage within a 12 month period (refer to Tree Preservation Order for further clarification).

#### Application fee

\$110

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 **three years** from the date on the determination.

### 2.3 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	NORFOLK ISLAND HIBISCUS	REMOVE OR PRUNE	SEE ARBORIST REPORT ATTACHED
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

## Part 2 Application Details

### 2.4 Sketch

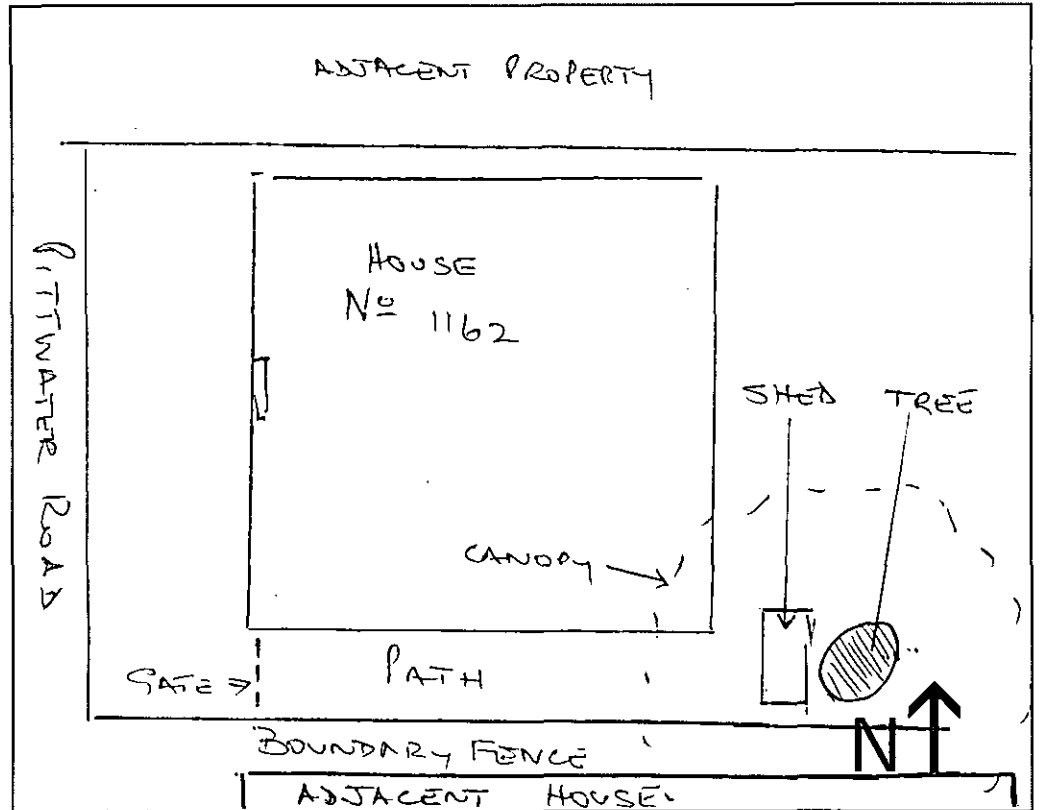
Please indicate in the box on the right:

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



### 2.5 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](http://www.legislation.nsw.gov.au).

**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

### 2.6 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 Council's website at:  
[www.warringah.nsw.gov.au/plan\\_dev/PoliticalDonationsBill.aspx](http://www.warringah.nsw.gov.au/plan_dev/PoliticalDonationsBill.aspx)

## Development Application Checklist

### Required

### Supplied

#### DO YOU HAVE OWNER(S) CONSENT?

(NOTE: If the trunk of the tree is located across property boundaries, all owners consents are required)

#### HAVE YOU ATTACHED A SKETCH OF THE PROPERTY?

#### HAVE YOU ATTACHED A CHEQUE?

#### SUPPORTING DOCUMENTATION?

Aborist's Report (completed in accordance with Council's Guidelines)



**BRADSHAW**  
Tree Services  
Pty Ltd

# **Tree Assessment and Arborist Report**

## **1162 Pittwater Road Collaroy**

PO BOX 32,  
Pymble 2073  
Ph: 0411 608 001  
Ph: (02) 9943 5063  
Fax: (02) 9943 5074  
Email:  
btsnsw@optusnet.com.au  
NAAA member No: 14  
ISAAC Member NO: 1286  
ABN: 71 131 908 195



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## **Introduction**

Nigel Stoker of 1162 Pittwater rd Collaroy has asked us to provide an Arborist Report detailing 1 tree on the site at the rear of the property.

The aim of this report is to document this tree commenting on its health as well as the condition of the tree.

## **2. The Site**

The site consists of an existing house and landscaped gardens.

## **3. Methodology**

A visual tree assessment was carried out on 1/8/2011. This is a standard assessment when inspecting trees.

## **4. Tree Survey Terminology**

When describing the health of a tree a rating was given:

Excellent  
Good  
Fair  
Poor

When determining the health of a tree, such factors including the tree's vigour, crown density, leaf colour, presence of epicormic shoots, degree of deadwood, dieback and its ability to withstand disease invasion are assessed.

The age of the tree was determined using the following criteria:

Over Mature **(O)**: A tree about to enter decline or is already declining.  
Mature **(M)**: Full size tree with minor capacity for future growth  
Semi Mature **(S)**: A tree that is currently showing shoot extension  
Immature **(I)**: Well established but juvenile tree.

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## Condition

This refers to the tree's form and growth habit. It looks at the structural stability of the tree noting any defects such as *inclusions, cavities or fungal diseases*. It is entirely possible for a tree to appear healthy yet its condition to be poor.

When describing the Condition of a tree a rating was given:

Excellent  
Good  
Fair  
Poor

## Safe Useful Life Expectancy (SULE)

In a planning context, the time a tree can expect to be usefully retained is the most important long-term consideration. SULE is a system designed to classify trees into a number of defined categories so that information regarding tree retention can be concisely communicated in a non-technical manner. SULE categories are easily verifiable by experienced personnel without great disparity.

A tree's SULE category is the life expectancy of the tree modified by its age, health, condition, safety and location (to give safe life expectancy), then by economics (i.e. cost of maintenance; retaining trees at an excessive management cost is not normally acceptable), effects on better trees, and sustained amenity (i.e. establishing range of age classes in a local population).

SULE assessments are not static but may be modified as dictated by changes in tree health and environment. Trees with short SULE may at present be making a contribution to the landscape but their value to the local community will decrease rapidly towards the end of this period, prior to their being removed for safety or aesthetic reasons. For details of SULE categories see Appendix A, adapted from Barrell (1993 and 1996).

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## 5. Report Findings

### Tree number 1

*Lagunaria patersonii* (Norfolk Island Hibiscus)

The tree is located at the rear of the property. It measures 12 metres in height, has a canopy spread of 7 metres and a DBH of 2 x 300mm. This tree is in good health and fair-good condition.

The callus development and the vigour of the tree are good. There is some tip dieback and thinning of the canopy.

This tree has been lopped approximately 15 years prior at a height of 8 metres. The resulting re-growth or epicormic shoots are weakly attached to the tree. Sections of the tree are prone to failure.

It must also be noted that this is not a very suitable tree within a residential backyard: the seed pods of the tree produce small needle like spines that are painful if they come in contact with the skin. They also cause itching.

It is recommended the tree is removed because of its unsuitability as an urban tree, and because the tree is considered a hazard as sections of the tree may fail during strong winds.

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*This assessment was carried out from the ground, and covers what was reasonably able to be assessed and available to this assessor at the time of inspection.*

*No aerial or subterranean inspections were carried out.*

*The preservation methods recommended where applicable are not a guarantee of the tree survival but are designed to reduce impacts and give the trees the best possible chance of adapting to new surroundings.*

*Limitations on the use of this report:*

*This report is to be utilised in its entirety only. Any written or verbal submission, report or presentation that includes statements taken from the findings, discussions, conclusions or recommendations made in this report, may only be used where the whole or the original report is referenced in, and directly attached to that submission, report or presentation.*

*Assumptions:*

*Care has been taken to obtain information from reliable resources. All data has been verified insofar as possible: however, Bradshaw Tree Services can neither guarantee nor be responsible for the accuracy of information provided by others.*

*Unless stated otherwise:*

- *Information contained in this report covers only the tree/s that was/were examined and reflects the condition of the tree at the time of the assessment: and*
- *The inspection was limited to visual examination of the subject tree without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject tree may not arise in the future.*

Yours sincerely

Tristan Bradshaw (BhortSci (USYD), Arborist Cert)

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