



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 100132494
DA 2011/0950

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

Nov 10

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

DOON A LAVERTY + BODY CORPORATE

Owner(s) name

STRATA PLAN 49578, C/- BODY CORPORATE SERVICES

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. 48

Street LOVETT ST

Suburb

MANLY VALE

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



Legal property
description

Lot

Section

DP/SP: SP 49578

This information must be supplied.

1 of 6

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	PAPER BARK	Dismantle to approx. 1-2 inches of ground level.	Close proximity to house & utilities
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

Part 2 Application Details

2.4 Sketch

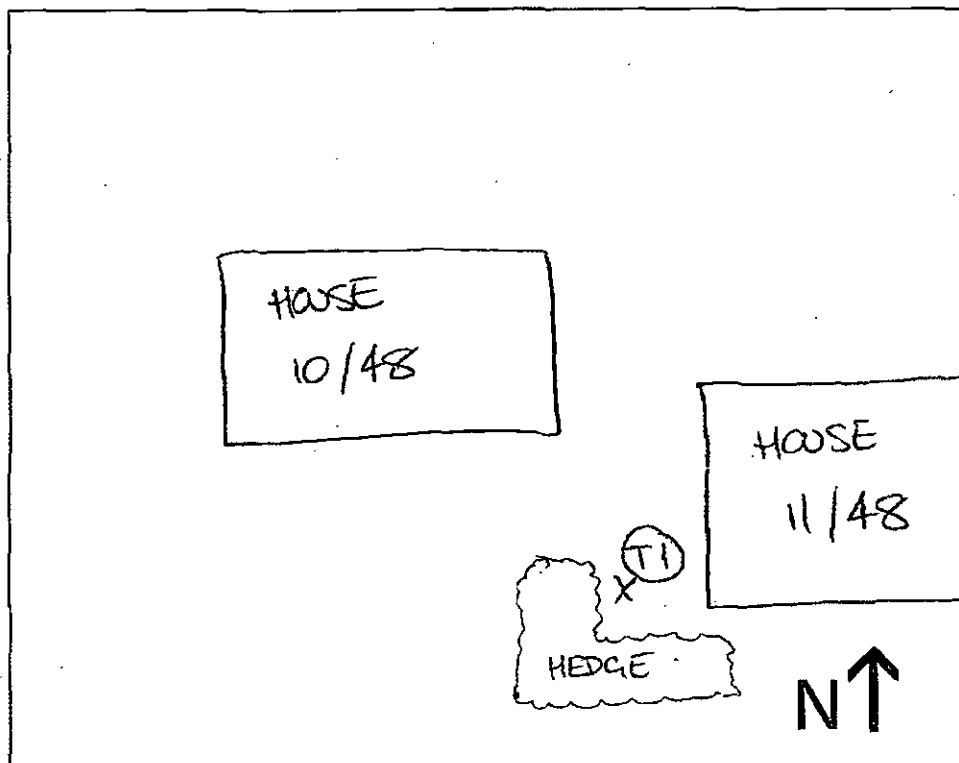
Please indicate in the box on the right:

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.

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 Councils website at:
www.warringah.nsw.gov.au/plan_dev/PoliticalDonationsBill.aspx

Development Application Checklist *

Required	Supplied	
	Yes	No
DO YOU HAVE OWNER(S) CONSENT? (NOTE: If the trunk of the tree is located across property boundaries, all owners consents are required)	<input type="checkbox"/>	<input type="checkbox"/>
HAVE YOU ATTACHED A SKETCH OF THE PROPERTY?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HAVE YOU ATTACHED A CHEQUE?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SUPPORTING DOCUMENTATION? Aborist's Report (completed in accordance with Council's Guidelines)	<input type="checkbox"/>	<input type="checkbox"/>

COPY

THE HAMPTONS STRATA PLAN

(STRATA PLAN NUMBER 49578)

48 LOVETT STEET, MANLY VALE, NSW 2093

MINUTES OF AN EXECUTIVE COMMITTEE MEETING

Date, Place and Time of Meeting:

The Executive Committee of The Owners - Strata Plan 49578
held a meeting on Friday, 3 June 2011 at 6.00 pm at 48 Lovett Street
Manly Vale in the garage of Unit No 1.

Present:	Heather Connochie	Lot 1
	Lynda Armitage	Lot 12
	Karen Shawcross	Lot 13
	Patricia Orem	Lot 22
	Sandra Hendriks	Lot 23

Present by Proxy

Mark Rob	Lot 3
(Proxy to Heather Connochie)	

In

Attendance:	Donald Connochie	Lot 1
	Allen Olander	Lot 10

Apologies:	Michael Lau	Lot 17
	Ian Hills	Lot 8

1. Appointment of Chairman for the current meeting:
Sandra Hendriks was appointed Chairman for the meeting.
2. Minutes:
2.1 **RESOLVED** that the minutes of the meeting held on 8 April 2011 were confirmed as a true record and account of the proceedings at that meeting.
3. 3.1 Extraordinary General Meeting to be held 30th June, 2011
RESOLVED that the Motion put forward by the six owners on 7th January, 2011 be adopted, with the exception of the matter of painting, which is already covered by Strata Plan 49578 in Special By-Law No. 1.

The Executice Committe will move an amendmnt to exclude painting

Agreed Amending Motion:

"That the Owners Corporation obtain legal advice to confirm the original purpose of By-Laws 30 & 31, including the adequacy of intpretations in relation of balconies, garage doors, any other building items and what changes need to be made to achieve that purpose".

4. General Business from meeting 8th April, 2011.

- 4.1 Quotes for the repair of lights on the estate - Ian Hill has been attending to this, and Sandra Hendriks will follow up.
- 4.2 The estate gardener has advised that cleaning the small drains on the estate is not possible, Heather Connachie to talk to Norton & Ross who cleaned the retention tanks & small drains in July last year and obtain their advice.
- 4.3 Quote received from Julian Parry of Arbor Pride to remove a tree between 11 & 12 for \$490.00. RESOLVED that this quote is accepted.
- 4.4 Email from Lot 7 re
- 1) Visitor car parking spaces.
 - a) RESOLVED that BCS again send a letter out to all residents stating the By-Law about visitor parking.
 - b) The meeting suggested that the resident of Lot 7 keep a record of any resident cars parking in the Visitor Car Space and report back to the committee, when appropriate action will be taken by the Committee.
 - c) Garden/grounds of Lot No. 5 -
RESOLVED to write to the owners and give 14 days for the grounds to be tidied, if no response, the gardener will be asked to do the work and the cost to be debited to the owner of Lot No. 5.
- 4.5 The committee were concerned with the details of the costs of taking legal action against Lot No. 5 for unpaid levies. As a reply is required by the solicitor within 7 days of the statement of fees presented, Trish Oram will make enquiries as to recouping the money through the Sheriffs Department prior to the 7 day time limit.

5. General Business (listed under 4.3 on the Agenda).

- 5.1 Noted: a) visitors car space sign outside Lot No. 7 needs repair.
b) uneven brick paving at front of letterbox requires attention.

RESOLVED to proceed with repair of a) & b).

- 5.2 Mr. Allan Olander (Lot 10) requested permission to address the meeting. His concern is that the insurance held by the Owners Corporation does not cover owners for all of their Lots. He stated that he had information from several authorities together with advice from his solicitor, that the Strata is not covered. Given his approach to BCS (our managing agent) to get CHU to understand his concern, he still does not think that CHU have all the facts as he presented them to BCS.

Mr. Olander requested that the Executive Committee, on behalf of

the Owners Corporation agree to his solicitor approaching CHU.

The executive committee appreciated his concern for all residents however it was agreed that all owners should have a vote in whether his solicitor, on behalf of the Owners Corporation should approach CHU.

RESOLVED that Sandra Hendriks will contract BCS to see if the Extraordinary General Meeting to be held on 30th June, 2011 can be brought forward, as Mr. Olander indicated he could not wait until that date to get an answer from all owners.

His stated that he would seek a hearing with the Department of Fair Trading.

There being no further business, the meeting closed at 7.30pm.

BCS Strata Management Pty Ltd
ABN 86 010 633 351

Locked Bag 22, Haymarket, NSW 1238
DX 11609 Sydney Downtown
bcs_willoughby@bcssm.com.au
www.bcssm.com.au

Ph. 02 9967 1300
Fax. 02 9967 1399

Email: donna.laverty@bcssm.com.au
Direct line: (02) 9967 1313



22nd July, 2011

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

Dear Sir/Madam,

RE: STRATA PLAN NO. 49578 – 48 LOVETT STREET, MANLY VALE

We are the Managing Strata Agents for the above property.

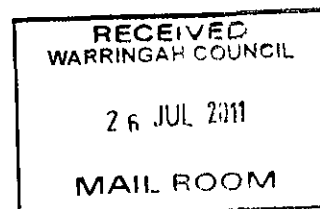
Enclosed is a Tree Removal and Pruning Application form for the above Strata Plan 49578, along with a cheque in your favour for \$110.00.

Yours faithfully

BODY CORPORATE SERVICES

A handwritten signature in black ink, appearing to read 'Donna Laverty'.

Donna Laverty
Strata Manager



Trust us for service excellence today & beyond

Corporate Lic No: 862864, (NSW) Memberships:
National Community Titles Institute (NCTI), Institute of Strata Title Management Ltd. (NSW), Community Titles Institute QLD Ltd (CTIQ),
Owners Corporations Victoria (VIC), Community Associations Institute (USA), Urban Development Institute of Australia (NSW)
Branches: (NSW): Sydney, Central Coast, Forster-Tuncurry, Miranda, Mona Vale, Newcastle, Port Stephens, Tweed Heads, Willoughby, Wollongong
(QLD): Brisbane, Cairns, Coolangatta, Gold Coast, Mackay, Noosa, Port Douglas, Townsville
(VIC): Hawthorn, Melbourne