

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

LN#100268973

Contact Us	
The General Manager, 725 Pittwater Road, Dee Why NSW 2099 or Customer Service Centre, Warringah 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									
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☐ WLEP 2000 Locality ☒ Owners Consent ☐ Lot and DP ☐ 40m Buffer ☐ Acid Sulfate ☐ Bushfire Zone ☐ Heritage ☐ Slip Zone					☐ WLEP 2011 Zone ☐ Flood Zone ☐ Riparian Zone ☐ Vegetation/Threatened ☐ Wave Impact ☐ Coastal Zone ☐ 100m MHW				

For applicable fees and charges, please refer to Council's website: 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	JEREMY + ELIZABETH CRUMPTON		
Owner(s) name	d u		
If any owner/applicant of this development application is a current employee or elected representative of Warringah Council.	☐ Warringah Council Employee		
	☐ 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	51
	Street	GOONDIARI ROAD		Suburb	ATLAMPARIE
	Legal Property Description This information must be supplied.	Lot	9		
		Sect			
	DP/SP	247868			



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

Tree No.	Tree species (if known)	Work required (prune/remove/assess)	Reason for the work
1	EUCALYPT	remove low bough centre near to trunk	Bushfire prone
2		attachment.	BAL FZ
3			within 10m of structure
4			
5	ANGOPHRA	remove bough from	
6		Angophora near RHS	u
7		growing to top rock shelf.	
8			
9			
10	BANGALOW PALM	remove to	palm is
11		accommodate new	pushing over
12		fence front of	existing fence
13		property	
14			

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

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 indicate clearly with tape, ribbon, paint spot or numbered tag each tree to be inspected.

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

Are there any dogs on the property?

☒ Yes ☐ No

Are there any locked gates blocking access?

☐ Yes ☒ No

Special arrangement required for site access?

☐ Yes ☒ No

N ↑

see DA 2015/0651
attached drawing

but dogs are confined to front yard

ring 0419216003

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

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 Compensation Act 1961	☐ S15			
Mining Act 1992	☐ S63	☐ s64		
National Parks And Wildlife Act 1974	☐ S90			
Petroleum (Onshore) Act 1991	☐ S9			
Protection Of The Environment Operations Act 1997	☐ S43(a), (b), (d)	☐ s47	☐ s48	☐ s55 ☐ s122
Roads Act 1993	☐ S138			
Rural Fires Act 1997	☐ S100b			
Water Management Act 2000	☐ S89	☐ s90	☐ s91	

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:
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)	Yes ☒	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)	☒	☐
If you have indicated that the application is Integrated Development, HAVE YOU ATTACHED A CHEQUE? Please discuss with Council.	☐	☐
SUPPORTING DOCUMENTATION? Have you attached all relevant documentation, reports, photographs in <u>support</u> of the application? e.g. below - 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 - Sewer diagram, Plumbers report - Structural Engineers report detailing damage to property and why alternatives to removing the tree are not feasible	☐ ☐ ☐	☒ ☒ ☒
EXEMPT AND COMPLYING DEVELOPMENT Is this application required as part of an Exempt or Complying Development? If Yes - have you attached <u>all relevant plans?</u> 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.	☐ ☐	☒ ☒

All communications to be addressed to:

Headquarters
15 Carter Street
Lidcombe NSW 2141

Telephone: 1300 NSW RFS
e-mail: csc@rfs.nsw.gov.au

Headquarters
Locked Bag 17
Granville NSW 2142

Facsimile: 8741 5433



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

Your Ref: DA2015/0651
Our Ref: D15/2180
DA15072897881 MS

ATTENTION: Julie Edwards

12 August 2015

Dear Sir/Madam

Land Use Application for 51 Goondari Road Allambie Heights NSW 2100

I refer to your letter dated 24 July 2015 seeking advice regarding bush fire protection for the above Land Use Application in accordance with Section 79BA of the 'Environmental Planning and Assessment Act 1979'.

The Service provides the following recommended conditions:

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. At the commencement of building works and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

2. New construction shall comply with Sections 3 and 9 (BAL FZ) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas'. However, any material, element of construction or system when tested to the method described in Australian Standard AS1530.8.2 Methods for fire tests on building materials, components and structures Part 8.2: Tests on elements of construction for buildings exposed to simulated bushfire attack—Large flaming sources shall comply with Clause 13.8 of that Standard except that flaming of the specimen is not permitted and there shall be no exposed timber.
3. All new fencing shall be non-combustible.

Landscaping

4. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'. In this regard the following landscaping principles are to be incorporated into the development:
 - Suitable impervious areas being provided immediately surrounding the building such as courtyards, paths and driveways;
 - Grassed areas/mowed lawns/ or ground cover plantings being provided in close proximity to the building;
 - Restrict planting in the immediate vicinity of the building which may over time and if not properly maintained come in contact with the building;
 - Maximum tree cover should be less than 30%, and maximum shrub cover less than 20%;
 - Planting should not provide a continuous canopy to the building (i.e. trees or shrubs should be isolated or located in small clusters);
 - When considering landscape species consideration needs to be given to estimated size of the plant at maturity;
 - Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
 - Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
 - Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
 - Avoid climbing species to walls and pergolas;
 - Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
 - Locate combustible structures such as garden sheds, pergolas and materials such timber garden furniture way from the building; and
 - Use of low flammability vegetation species.

General Advice – consent authority to note

The Service recognises that the site is constrained and that the proposed development falls within the Flame Zone. Flame Zone development is high risk development; consequently, in situations such as this, the Service seeks to improve the overall fire safety of the existing development. This requires greater emphasis on construction standards, landscaping, siting, and vegetation management practices to ensure improved levels of protection are afforded to the development, its occupants and fire fighters. The Service has undertaken a merit based assessment of the proposal and provides the above advice in accordance with 'Planning for Bush Fire Protection 2006'.

It is recommended that the applicant consider a minimum 5hp or 3kW petrol or diesel powered pump to be made available to the pool. A 19mm (internal diameter) fire hose and reel should be connected to the pump.

For any queries regarding this correspondence please contact Michelle Streater on 1300 NSW RFS.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'J. Maslen'.

Jason Maslen

A/Team Leader Development Assessment & Planning

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.



Corporate member of the Fire Protection Association of Australia

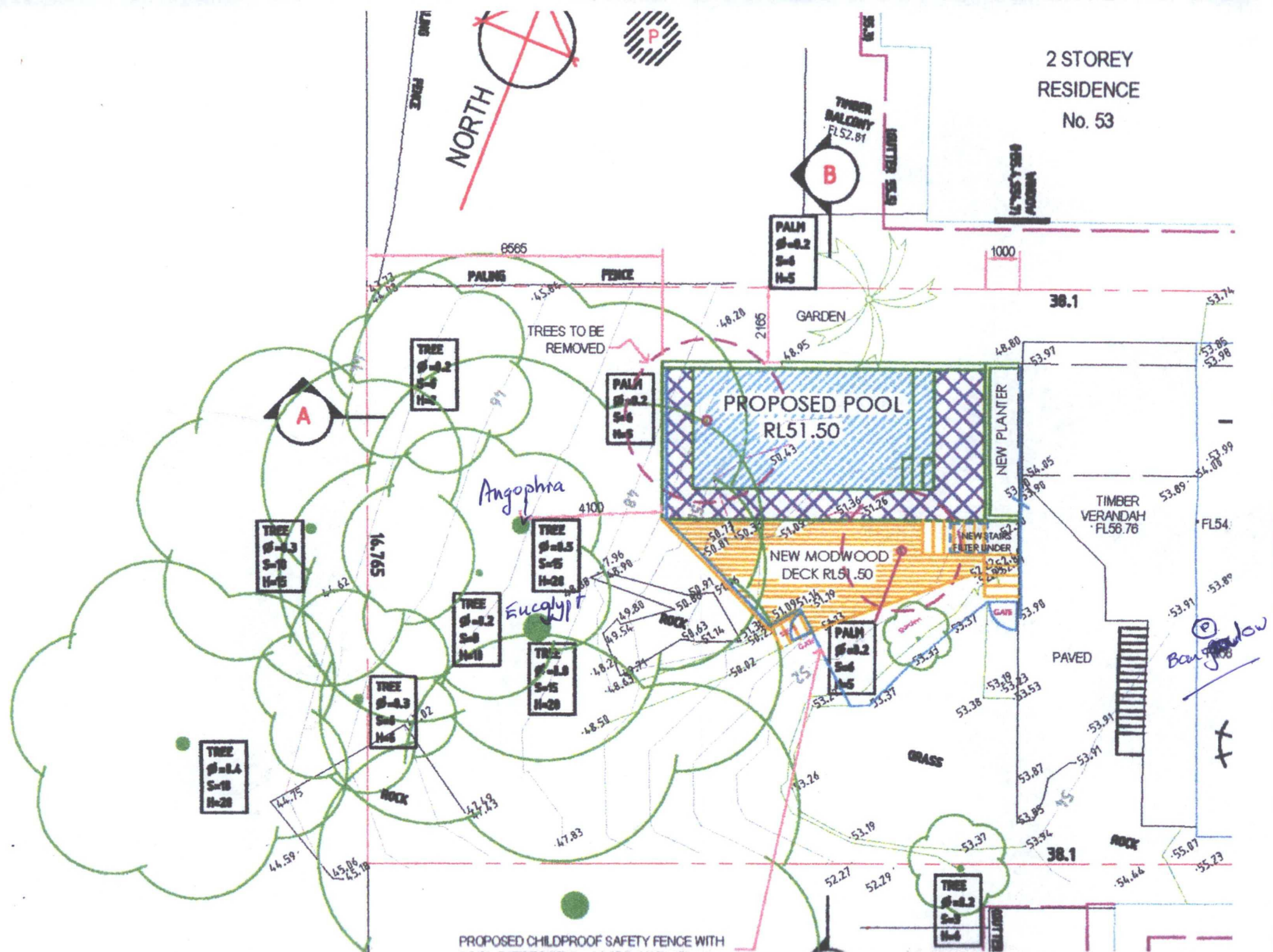
Lot 9, section 115, DP 247868, 51 Goondari Road Allambie Heights NSW 2100.

Wednesday, 8 July 2015

Prepared and certified by:	Matthew Willis BPAD – A Certified Practitioner Certification No: BPD-PA 09337		8/07/2015
Can this proposal comply with AS3959-2009 (inc PBP addendum 3)?	Yes		
What is the recommended AS 3959-2009 level of compliance?	BAL-FZ		
Is referral to the RFS required?	Yes		
Can this development comply with the requirements of PBP?	Yes		
Plans by "Right Angle Design and Drafting" (appendix 1)	Attached		

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NORTH





Angopha



Eucalypt