



northern
beaches
council

Tree Removal And Tree Pruning Development Application

UNDER SECTION 78A OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

If you need help lodging your form, contact us		Office use only	
Email	council@northernbeaches.nsw.gov.au		
Phone	1300 434 434		
Customer Service Centres	Manly Townhall, 1 Belgrave Street Manly NSW 2095	Dee Why Civic Centre, 725 Pittwater Road Dee Why NSW 2099	Form ID 4000
	Mona Vale 1 Park Street Mona Vale NSW 2103	Avalon 59A Old Barrenjoey Road Avalon Beach NSW 2107	TRIM Ref C000902
			Last Updated 16 August 2017
			Business Unit Parks and Recreation
			Application No. D A 2 0 17/1018
			Receipt No. 10032672

Privacy Protection Notice	
Purpose of collection:	For Council to provide services to the community
Intended recipients:	Northern Beaches Council staff
Supply:	If you choose not to supply your personal information, it may result in Council being unable to provide the services you seek
Access/Correction:	Please contact Customer Service on 1300 434 434 to access or correct your personal information

Part 1: Applicant Details

1.1 APPLICANT DETAILS			
Applicant name	MR A PENCHES + MRS J PENCHES		
Landowner(s) name	AS ABOVE		
Phone number	9971 0695	Fax	
Mobile	0419 282 186 0431 382 352		
Email	TONYANDIRENEPENCHES@GMAIL.COM		

1.2 ADDRESS OF PROPERTY WHERE TREE(S) LOCATED			
Address	4 GREENWOOD AVENUE		
Suburb	NARRAWEENA	Postcode	2099
Title details (Lot/DP as shown on rates notice)	5 / OP 13139		

1.3 INSPECTION FEES (NON-REFUNDABLE)	
1 Tree	☐ \$150
Additional fee per tree for pruning/removal	☐ \$45 x number of additional trees =
On site appointment	☐ \$85



Part 2: Site Plan and Details

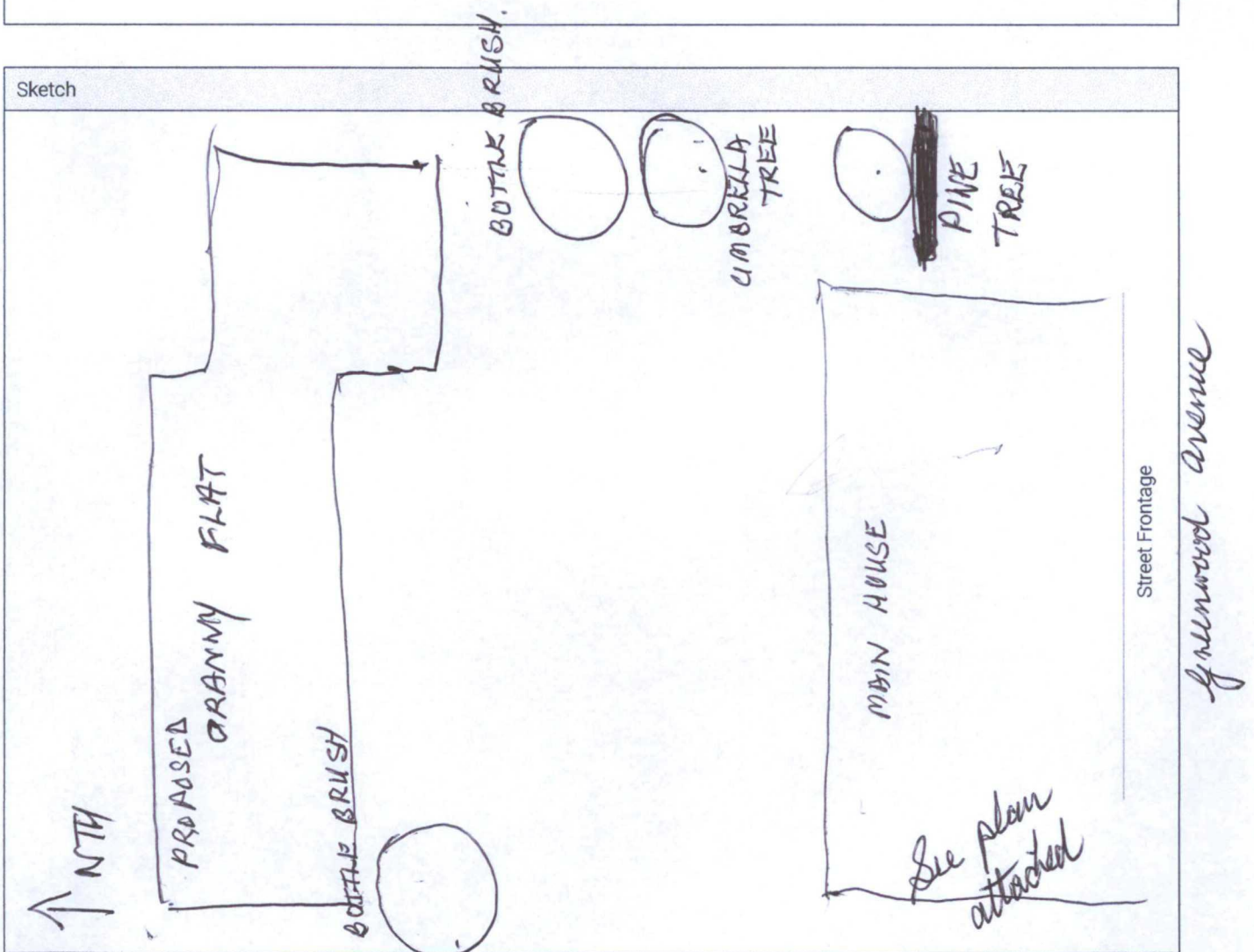
Please provide sufficient details to locate tree(s) including labeling the tree(s) numerically on the plan. It is recommended that you tie a marker to tree(s) once this application has been lodged.

Reason for application and outline of proposed work

BUILDING OF GRANNY FLAT.

WITH DRIVE WAY + BUILDING NEW FENCE ON
CORRECT BOUNDARY.

Sketch



LOT 1
DP 13139

LOT 2
DP 13139

LOT 3
DP 13139

Approx.
9°30'



REV	DATE	AMENDMENTS:
00	11/11	DETAIL & LEVEL SURVEY

PLAN SHOWING:

DETAIL & LEVEL SURVEY
OVER LOT 5 IN DP 13139
KNOWN AS:
4 GREENWOOD AVENUE,
NARRAWEENA

L.G.A. NORTHERN BEACHES	
CLIENT: MASTER GRANNY FLATS	
SCALE:	1:100 (A1)
DATUM:	AHD
FIELD PARTY:	AMSF
DRAWN BY:	AB
DATE:	11/11/2016
JOB REFERENCE:	1788
SHEET:	1 OF 1
CONTOUR INTERVAL:	N/A

LEGEND:

PP	POWER POLE
TEL	TELSTRA
HYD	HYDRANT
SMH	SEWER MAN HOLE
WM	WATER METRE
S.V.	STOP VALVE
E.P.	ELECTRIC POLE
S	SEWER INSPECTION POINT



Email: sdimensions@hotmail.com

SURVEYOR'S CONTACT
Mob: 0428262332

TWO STOREY
CLADDED RESIDENCE

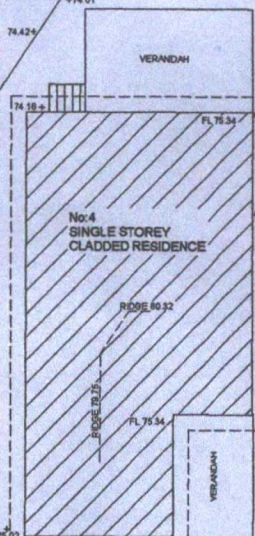
LOT 6
DP 13139

LOT 5
DP 13139
AREA: 634.7 m²
(BY DEED)

LOT 4
DP 13139

UMBRELLA TREE

PINE TREE



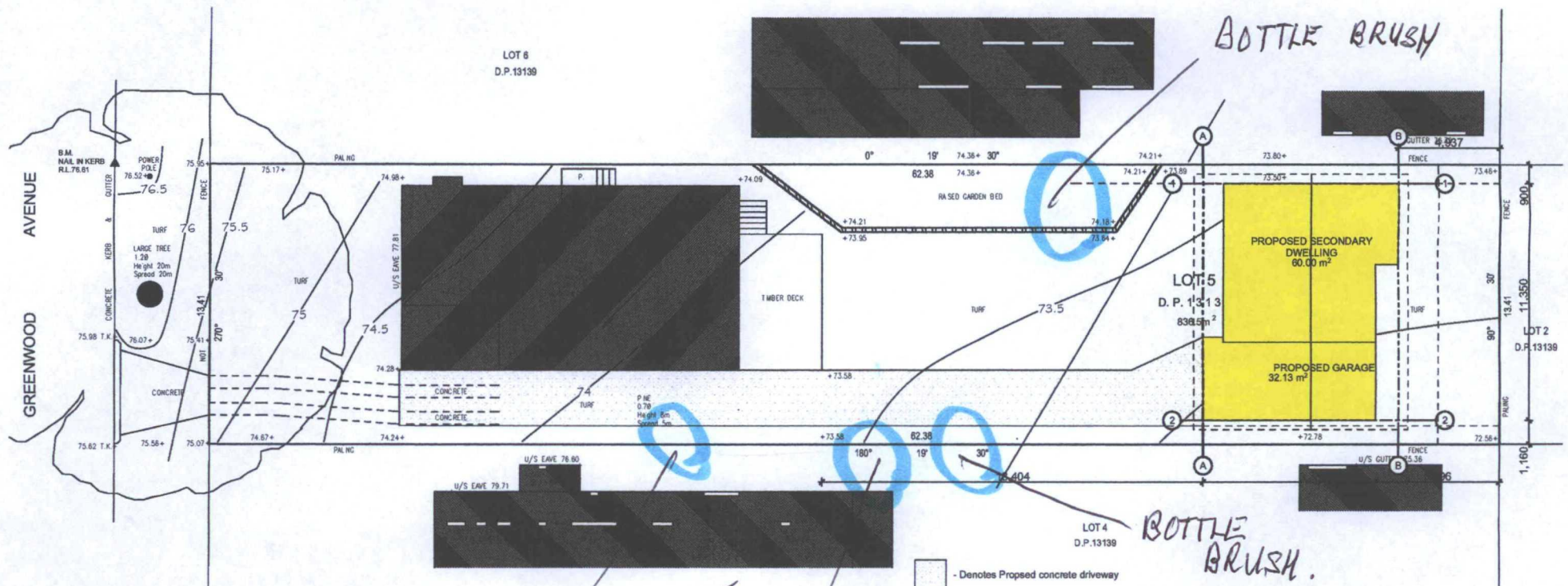
X = TREES
ALREADY
REMOVED BY
LAST PERMIT
(DA 2017/0467)

O = TREES ON
THIS
APPLICATION

X TREES WITH
NO PERMIT
REQUIRED

NOTES:

- 1) NO BOUNDARY SURVEY HAS BEEN MADE
- 2) ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE AT THE LANDS TITLES OFFICE AND ARE SUBJECT TO FINAL SURVEY
- 3) ORIGIN OF LEVELS TAKEN FROM PM 2668 RL 88 153 (AHD)
- 4) ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
- 5) ONLY ADJOINING WINDOWS FACING THE SUBJECT SITE ARE SHOWN AND ARE APPROXIMATE
- 6) NO INVESTIGATION OF UNDERGROUND SERVICES HAVE BEEN MADE. AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
- 7) SERVICES THAT ARE NOT SHOWN ON THE PLAN WERE NOT VISIBLE AT TIME OF SURVEY
- 8) ONLY SIGNIFICANT TREES ARE SHOWN. SMALL TREES AND BUSHES HAVE NOT BEEN SURVEYED
- 9) TREE DIMENSIONS ARE APPROXIMATE ONLY
- 10) SHOULD THERE BE ANY DISCREPANCIES ON SURVEY PLAN PLEASE CONTACT DIMENSIONS PTY LTD IMMEDIATELY BEFORE WORK COMMENCES



1 SITE PLAN
1:200
DEVELOPMENT APPLICATION TABLE (SEPP 2009 AFFORDABLE HOUSING)

CLAUSE	REQUIRED	PROPOSED	COMPLIES
2 SITE & LOT REQUIREMENTS	- at least 12m frontage & 450m ²	- BDY 13.41m & frontage & 836.5 sqm	Y
3 MAX SITE COVERAGE	- 50% of the area of the lot has an area between 450m ² & 900m ²	31.3% (total 262.13 / 836.5 sqm)	Y
4 MAX FLOOR AREA OF PRINCIPAL & SECONDARY DWELLING	- 60sqm floor area of secondary dwelling - Maximum floor area of Principal Dwelling Secondary Dwelling : 380m ² : Lots 600m ² - 900m ²	60m ² Secondary dwelling 170m ² Primary dwelling dwelling 32.13m ² Garage total floor : 262.13m ² incl. Principal Dwelling, Garage and Secondary Dwelling	Y
5 SETBACKS & MAX FLOOR AREA FOR BALCONIES & DECKS etc etc	- 12sqm max if the structure at any point is located within 6m of the side or rear & any point of its finished floor more than 2m of the NGL	-NIL	Y
6 BUILDING HEIGHT	- 8.5 m max from NGL	- 3.8 m from NGL	Y

7 SETBACKS FROM ROADS OTHER THEN CLASSIFIED ROADS	- the average distance of setback of the nearest 2 dwelling houses	- 49.88 m	Y
9 SETBACKS FROM SIDE BOUNDARIES	- 0.9m if the lot has an area of 450m ² - 900m ² min to a building height of 3.8m and to any carport , garage , pergola etc etc - 0.9m and 1/4 of the additional building height above 3.8m	- 1.16 m & 0.9 m	Y
10 SETBACKS FROM REAR BOUNDARIES	- 3.0m if the lot has an area of 450m ² - 900m ² min to a building height of 3.8m and to any carport , garage , pergola etc etc - 3.0m plus an amount that is equal to 3 times of the additional building height above 3.8m , up to a max setback of 8m - If the lot has an area of at least 450 - 900 m ²	- 4.937m to the rear	Y

16 LANDSCAPED AREA	- 25% if the lot has an area of 600m ² - 900m ² - 50% of landscaped area to be located behind building line	- 45.1% (total 377.43 / 836.5 m ²) - 71.5% (total 269.88m / 377.43m ²) - 107.55 m ² landscaping in front building line	Y
17 PRIVATE OPEN SPACE	- 24m ² of P.O.S P.O.S to be directly accessible and adjacent from a habitable room other than a bedroom and is 4m wide and not steeper than 1 in 50 grade	- 24 m ²	Y

ISSUE FOR CDC APPROVAL

CLIENT: IAN PENCHES
LOT 5 DP 13139
4 GREENWOOD AVENUE, NARRAWEENA NSW

DRAWING TITLE: General Arrangements

PROJECT: FOR COMPLYING DEVELOPMENT
Erection of a 60sqm SECONDARY DWELLING + GARAGE

SHEET SIZE: A3

MASTER GRANNY FLATS
719 FOREST ROAD, PEAKHURST 2210 NSW
1300 643 528
www.mastergrannyflats.com.au
design@mastergrannyflats.com.au



REVISION	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
1	FOR CLIENT REVIEW	03.07.2017	1:200,	NS	NS	02.09.2017
2	FOR CLIENT REVIEW	12.07.2017	1:100			
C	FOR CLIENT REVIEW	24.08.2017				
D	FOR CDC SUBMISSION	29.08.2017				
E	FOR CDC SUBMISSION	02.09.2017				

PROJECT No: 4488 DRAWING No: CDC 0400 REVISION: E

TREE AND SITE INFORMATION	
Is the tree(s) on private property? (This application is only for trees on private property.)	☒ Yes ☐ No
Is there a dog on the property?	☐ Yes ☒ No
Special arrangements required for site access	☐ Yes ☒ No
If yes, please provide details	
Is there a current development application lodged for this property? (Tree removal as part of a separate development application is assessed under that application and this application may not be required).	☒ Yes ☐ No
• Please note trees will not be assessed under this application process for complying development. • Applications for removal of significant trees will require an arborist's report by an independent qualified arborist. Please attach to this application. • Significant trees include local endemic trees, habitat trees, heritage listed trees or trees of large amenity and visual significance. • Replacement trees may be a condition of approval of this application.	
Please list any supporting documents attached to your application eg. engineer's report or arborist report.	SITE PLAN FOR GRANNY FLAT. (2 PAGES)