



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

REC. 100198500

Office Use Only

Locality

DA 2013 / 0778

- | | |
|--|--|
| <input checked="" 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 MHW |
| <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

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
Suburb
We need this to correctly identify the land. These details are shown on your rates notice, property title etc.
Legal property description Lot: Sect: DP/SP:
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	Melaleuca quinquenervia	Remove	Damage to existing structure,
2	Iron Bark	Remove	Damage to existing structure
3	Iron Bark	Remove	Poor habit
4	Syzygium sp	Prune	reshape due to electrical contractor's works & thinning
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:

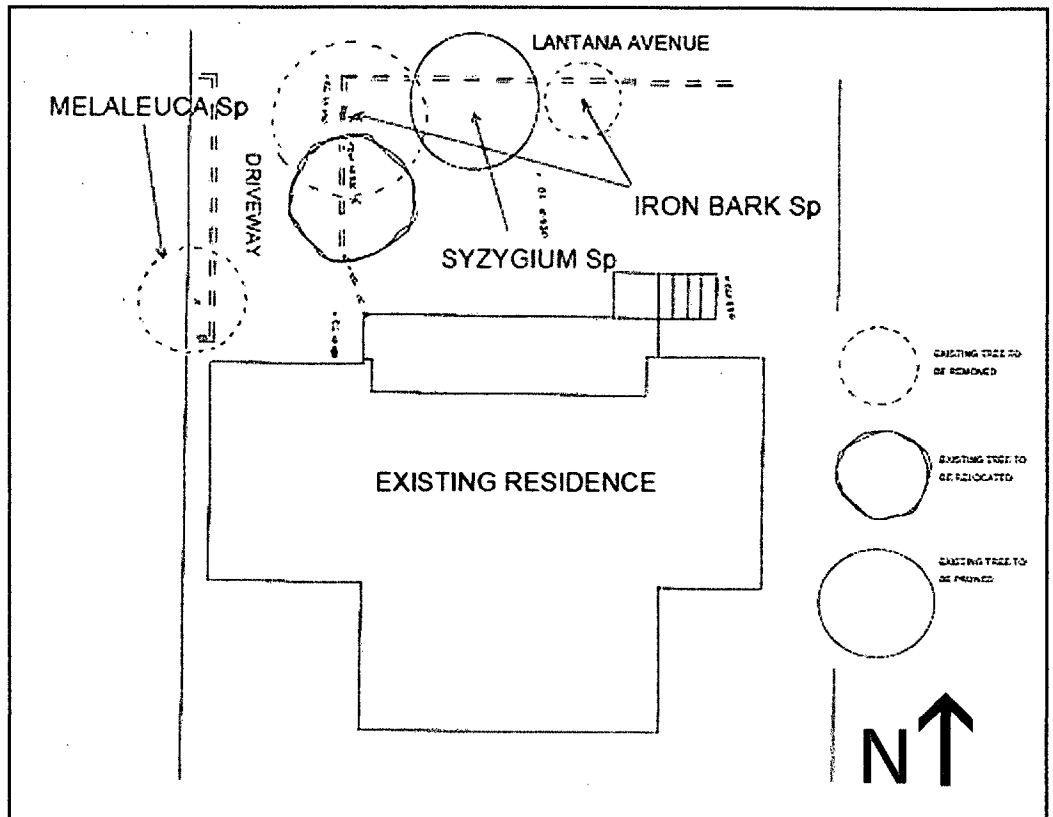
Sketch the outline of the allotment, street, position of structures eg. house, garage and the location of each tree as numbered in 2.3

Please tie a yellow ribbon around the tree trunk.

Are there any dogs on the property?

Yes ☒ No ☐

(Dog has no access to front yard)



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

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)

☒

☐

General Manager
Warringah Shire Council

Civic Centre
725 Pittwater Road
Dee Why NSW 2099

Dear Sir,

RE: Tree Removal Application 3 Lantana Avenue, Collaroy Plateau

I write to you in the capacity as land owner of the aforementioned property, I am currently seeking approval for the removal of 3 trees and the reshaping of 1 tree within 3 Lantana Ave, Collaroy Plateau. As well as being the land owner I also hold several certificates in horticulture and have been working within the landscape/horticulture industries for over 15 years with extensive experience in tree and bushland management.

The trees which this application seeks approval to remove are having a negative impact on the property with 2 trees causing structural damage to retaining walls which will fail shortly and a third tree has been impacted by uneven pruning by Contractors working on behalf of the electrical authority. Finally this application seeks the approval for the pruning of forth tree also impacted by uneven pruning by Contractors working on behalf of the electrical authority. The pruning of the tree will also assist in improving solar access to the dwelling.

In additional to the tree works on the property upgrading (re surfacing) of the existing driveway will be also be undertaken. At present the driveway consists of two narrow concrete strips finishing at the front boundary surrounded by a crushed gravel pavement which extends through the road verge to the driveway layback. It is planned to replace the existing driveways with a concrete/paved driveway which will stabilise the driveway area and provide a flush grade within the road verge where the existing gravel poses a trip risk.

When assessing this application Warringah Council will assess the application against the provisions of the Warringah Council – Tree Preservation Order, the purpose of this document is to ensure that proposed changes to the soft landscape through the removal or maintenance of trees is fully justified.

To assist the assessment of this application and as a means to provide further justification that the proposed works will not detract from the character of the property an assessment against the assessment of the Warringah Tree Preservation Order has been undertaken and the following comments are provided.

**Warringah Council Tree Preservation Order
Assessment Criteria for the Warringah Tree Preservation Order**

Considerations

Any proposed works on a tree must be justified. In determining whether the proposed works should be permitted, Council may have regard to the following considerations:-

- **Whether a tree is dying, diseased or dangerous** The onus for establishing whether the tree is dying, diseased or dangerous and that it will not recover lies with the owner or nominated applicant (where not the owner).

It is the opinion of the author that the use of the selected species within the existing setting was not appropriate. The tree species are too large for the location they have been established in. As a result the tree pose a risk of further damage to property and a safety risk due to damage to existing overhead

energised electrical lines. The proposed works (retaining wall and driveway) will further damage the trees which will increase the potential for failure and damage to the property.

- **Whether a tree is interfering or likely to interfere with the provision of a public utility or road construction, provided that in the design and location of these works all reasonable effort is made and demonstrated to avoid the destruction of trees.**

Not Applicable

- **Whether a tree interferes with or prevents the construction of a building, provided all reasonable effort is made and demonstrated in the location and design of the building to avoid the unnecessary destruction of trees.**

Not Applicable

- **Whether a tree would interfere with the construction of roads or drainage in a subdivision, provided all reasonable effort is made and demonstrated in the subdivision layout to avoid the unnecessary damage or destruction of trees.**

Not Applicable

- **Whether a tree is within 3m of existing buildings, causing or is likely to cause, damage to the buildings, structures or utility services.**

YES - The location of tree this application seeks to remove are located within 3m of existing buildings, in this regard the trees are causing damage to existing retaining walls which have experienced excessive movement and will fail as a result of pressure being applied by these trees. Should the retaining walls fail the existing driveway to the property will be inoperable significantly impeding the usability of the dwelling. The trees also are within 1m of the property's electrical service, the tree poses significant threat of interruption to the provisioning of electricity to the property and a risk of injury to persons and damage to property in the event of damage to the energised electrical wires.

- **Whether a tree is, in the opinion of Council, out of character with the area by virtue of its species, location and existing number of trees.**

To be determined by Council however it is not expected Council will draw this as a conclusion of their assessment.

- **Whether the works to the tree are likely to have an adverse effect on the local soft landscape.**

Not Applicable

- **Whether a tree has significant value to the floristic and faunal diversity of the area.**

None of the trees this application seeks consent to remove poses significant floristic or faunal value. The tree species are commonly used within residential landscape settings.

- **Whether the proposed works to the tree will adversely affect any other part of the tree located on other land.**

All trees subject to this application are wholly contained within the subject property. The removal of these trees does not adversely affect any adjoining properties.

- **Whether a tree enhances soft landscape qualities of the natural topography and vegetation of the area.**

The subject trees are only some of the existing soft landscaping within the property, the removal and pruning of the subject trees will not negatively impact the qualities of the balance of the existing soft landscaping.

- **Whether a tree or group of trees has significant value by virtue of it being a rare or endangered species, or forms part of an endangered ecological system (as defined in the Threatened Species Conservation Act 1995), has cultural, historical, botanical or Aboriginal significance, contributes to soft landscape quality or serves a functional purpose.**
Not Applicable
- **Whether the removal of a tree will affect soil stability, run off, fauna habitats and scenic and aesthetic qualities of the environment.**
Not Applicable

The removal of trees within Warringah Shire Council LGA is also considered under the provisions of Council's Development Control Plan - Appendix 8 and 9. Assessment of the removal of the trees against the provision of the DCP determined that the trees would meet the provisions of Appendix 8 - Property Damage test and works affecting public land test and Appendix 9 - Tree Retention Assessment.

DCP - Appendix 8 Removal of Tree Tests

4. Property Damage Test

This is an assessment of whether public or private property is being significantly affected by the presence/location or growth of a tree. Permission for the removal of the tree may be issued if it is shown that removal of the tree is the only option to avoid further conflict, having regard to all other abatement options. Assessment of the damage is to be carried out and reported by a suitably qualified person (e.g. road/civil engineer) in consultation with a suitably qualified arborist.

Two of the trees have caused damage to retaining structures within the property. There are no alternative options to avoid the continuing damage to the retaining walls and the property stormwater drainage system.

6. Proposed Driveway Crossings, Private Structures or Works Affecting Public Land Test

Permission for the removal of a tree may be granted where the tree would prevent the installation and function of a proposed driveway crossing, street awning, street balcony, or other private structure. It needs to be demonstrated that:

- the removal of the tree would maximise public benefit,
- that there is no reasonable alternative to removing the tree, and
- the Council is satisfied that the proposal would not have any adverse heritage, pedestrian, streetscape or traffic impacts.

The removal of the trees would enable the replacement of the existing driveway including the crossover. At present the driveway consists of two narrow concrete strips finishing at the front boundary surrounded by a crushed gravel pavement which extends through the road verge to the driveway layback. It is proposed to replace the existing driveways with a concrete/paved driveway which will stabilise the driveway area and provide a flush grade within the road verge where the existing gravel poses a trip risk.

Removal of the trees and replacement of the driveway will remove the existing trip hazard within the road reserve benefitting the wider public. There is no reasonable alternative other than removing the trees to enable the works to proceed, There are no adverse adverse heritage, pedestrian, streetscape or traffic impacts.

Appendix 9 Tree Retention Assessment

The purpose of the Tree Retention Assessment is to provide a clear method to assess the contribution of individual trees and groups of trees to amenity and the natural and built environments. Through doing so, a balance between the economic imperatives of land development and the preservation of natural features can be achieved.

The assessment of the sustainability of the trees determined that the trees are 5 -15 years old and have moderate landscape significance. When determining the overall contribution the individual trees have to amenity and the natural and built environment the trees poses a low landscape significance and the removal of the trees should be supported.

A summary of the landscape significance of the tress is as follows, Figure 1 demonstrates how a tree's sustainability is to be determined.

		Landscape Significance Rating						
Tree		1	2	3	4	5	6	7
Sustainability								
Greater than 40 Years	High retention value							
15 to 40 years				Moderate				
5 to 15 Years					Low			
Less than 5 Years							Very low retention value	
Dead or Hazardous								

Table 1: Landscape Significance

4. Moderate

The tree has a medium live crown size exceeding 40m², and

The tree is a fair representative of the species, exhibiting moderate deviations from typical form (e.g. distortion/suppression) with a crown density or more than 50% Crown Cover, and

The tree makes a fair contribution to the visual character and amenity of the area, and

The tree is visible from surrounding properties, but is not visually prominent – view may be partially obscured by other vegetation or built forms, or

The tree has known or suspected historical association

In summary the proposed tree removal and pruning works should be approved by Warringah Council, the proposed works can be completed with minimal environmental impacts the overall contribution the individual trees have to amenity and the natural and built environment the trees poses a low landscape significance and the removal of the trees should be supported. I request the opportunity to meet with Council's assessment officer during any site inspection to assist in the determination of this application.

Should you have any queries regarding this application I can be contacted on 0419 148 853.

Regards,

A handwritten signature in black ink, appearing to read 'M Anderson'.

Mark Anderson

Trees Report

3 LANTANA AVE – COLLAROY PLATEAU

TREE NUMBER – 01		
(a)	Species of tree	Melaleuca quinquenervia
(b)	Whether the tree(s) is planted, self sown, or remnant vegetation	Planted
(c)	If the tree(s) has any special significance such as Aboriginal, Commemorative, Habitat, Historic, Memorial, Rare, Unique form.	No
(d)	The age of the tree(s) and its life expectancy	Tree age: 10years Life Expectancy: 10+ Years (Unless failure due to retaining wall failure)
(e)	The height of the tree(s) and its average crown diameter	Height of Tree: 15m Average Crown Diameter: 6m
(f)	The condition of the crown of the tree	Average
(g)	The extent of the root zone of the tree	5m Dia
(h)	The likelihood of the failure of the tree(s) or parts of the tree due to structural defect(s). This is to include the size and location of possible defective parts and their potential threat to life and property	Nil
(i)	The trees proximity to services or adjacent structures. This includes dwellings, overhead wires, underground services, signage, and street lights	Dwelling: 3.0m Overhead wire: 0.0m Underground Services: 0.0m (Stormwater) Retaining Wall: 0.3m (Tree placing pressure on retaining wall, immediate risk of wall failure)
(j)	Reasons for the removal and/or pruning of the tree(s). How the removal of the tree satisfies the tests identified in Appendix 9 if applicable	Landscape Significance
		4. Moderate
		The tree has a medium live crown size exceeding 40m ² ,
		Yes

		The tree makes a fair contribution to the visual character and amenity of the area	The tree has no to very limited contribution to the visual character and amenity of the area.
		The tree is visible from surrounding properties, but is not visually prominent – view may be partially obscured by other vegetation or built forms,	The tree is visible from surrounding properties however it is excluded by the dwelling and other adjacent trees.
		The tree has known or suspected historical association	No – The tree has no known or suspected historical association.
COMMENTS		<p>The trees are causing structural damage a retaining wall which will fail shortly. The failure of the retaining wall will impact on the storm water drainage system of the dwelling. The impacts on the stormwater system will cause flooding to the basement and garage of the dwelling.</p> <p>Failure of the retaining will also poses the risk of the tree failing and damaging the dwelling including interruption to the provision of electricity to the property and a risk of injury to persons and damage to property in the event of damage to the energised electoral wires.</p> <p>In additional to the tree works it is also proposed that upgrading (re surfacing) of the existing driveway will be undertaken. At present the driveway consists of two narrow concrete strips finishing at the front boundary surrounded by a crushed gravel pavement which extends through the road verge to the driveway layback. It is proposed to replace the existing driveways with a concrete/paved driveway which will stabilise the driveway area and provide a flush grade within the road verge where the existing gravel poses a trip risk.</p>	

Appendix 01 – SITE PHOTOS

Tree Number: 01	Melaleuca quinquenervia
 <p data-bbox="188 1008 651 1030">Photo 01. Proximity to dwelling and electrical service</p>	 <p data-bbox="774 1019 1236 1041">Photo 02. Proximity to dwelling and electrical service</p>
 <p data-bbox="236 1657 699 1680">Photo 03. Proximity to dwelling and electrical service</p>	 <p data-bbox="774 1691 1189 1713">Photo 04. Damage to the existing retaining wall</p>



Photo 05. Damage to the existing retaining wall



Photo 06. Existing driveway to be repaved



Photo 07. Existing Trip hazard within road reserve

TREE NUMBER – 02			
(a)	Species of tree	Eucalyptus (Iron Bark) Spp	
(b)	Whether the tree(s) is planted, self sown, or remnant vegetation	Planted	
(c)	If the tree(s) has any special significance such as Aboriginal, Commemorative, Habitat, Historic, Memorial, Rare, Unique form.	No	
(d)	The age of the tree(s) and its life expectancy	Tree age: 10 years Life Expectancy: 10+ Years (Unless failure due to retaining wall failure)	
(e)	The height of the tree(s) and its average crown diameter	Height of Tree: 12m Average Crown Diameter: 12m	
(f)	The condition of the crown of the tree	Average	
(g)	The extent of the root zone of the tree	10m Dia	
(h)	The likelihood of the failure of the tree(s) or parts of the tree due to structural defect(s). This is to include the size and location of possible defective parts and their potential threat to life and property	Nil	
(i)	The trees proximity to services or adjacent structures. This includes dwellings, overhead wires, underground services, signage, and street lights	Dwelling: 6.0m Overhead wire: 0.0m Underground Services: 3.0m (Stormwater) Retaining Wall: 0.1m (Tree placing pressure on retaining wall, immediate risk of wall failure)	
(j)	Reasons for the removal and/or pruning of the tree(s). How the removal of the tree satisfies the tests identified in Appendix 9 if applicable	Landscape Significance	4. Moderate
		The tree has a medium live crown size exceeding 40m ² ,	Yes

		The tree makes a fair contribution to the visual character and amenity of the area	The tree makes no – limited contribution to the visual character and amenity of the area.
		The tree is visible from surrounding properties, but is not visually prominent – view may be partially obscured by other vegetation or built forms,	The tree is visible from surrounding properties however it is excluded by the dwelling and other adjacent trees.
		The tree has known or suspected historical association	No – The tree has no known of suspected historical association.
COMMENTS		<p>The trees are causing structural damage a retaining wall which will fail shortly.</p> <p>Failure of the retaining will also poses the risk of the tree failing causing interruption to the provision of electricity to the property and a risk of injury to persons and damage to property in the event of damage to the energised electoral wires.</p> <p>In additional to the tree works it is also proposed that upgrading (re surfacing) of the existing driveway will be undertaken. At present the driveway consists of two narrow concrete strips finishing at the front boundary surrounded by a crushed gravel pavement which extends through the road verge to the driveway layback. It is proposed to replace the existing driveways with a concrete/paved driveway which will stabilise the driveway area and provide a flush grade within the road verge where the existing gravel poses a trip risk.</p>	

Appendix 01 – SITE PHOTOS

Tree Number: 02	Eucalyptus (Iron Bark) Spp
 <p>Photo 01. Tree 2 locality</p>	 <p>Photo 02. Damage to existing retaining wall</p>
 <p>Photo 03. Proximity to electrical service</p>	 <p>Photo 04. Existing driveway to be repaved</p>  <p>Photo 05. Existing Trip hazard within road reserve</p>

TREE NUMBER – 03			
(a)	Species of tree	Eucalyptus (Iron Bark) Spp	
(b)	Whether the tree(s) is planted, self sown, or remnant vegetation	Planted	
(c)	If the tree(s) has any special significance such as Aboriginal, Commemorative, Habitat, Historic, Memorial, Rare, Unique form.	No	
(d)	The age of the tree(s) and its life expectancy	Tree age: 8years Life Expectancy: 20 years +	
(e)	The height of the tree(s) and its average crown diameter	Height of Tree:15m Average Crown Diameter: 10m	
(f)	The condition of the crown of the tree	Average	
(g)	The extent of the root zone of the tree	10m Dia	
(h)	The likelihood of the failure of the tree(s) or parts of the tree due to structural defect(s). This is to include the size and location of possible defective parts and their potential threat to life and property	Nil	
(i)	The trees proximity to services or adjacent structures. This includes dwellings, overhead wires, underground services, signage, and street lights	Dwelling: 6.0m Overhead wire: 3.0m Underground Services: 3.0m (Stormwater Retaining Wall:	
(j)	Reasons for the removal and/or pruning of the tree(s). How the removal of the tree satisfies the tests identified in Appendix 9 if applicable	Landscape Significance	4. Moderate
		The tree has a medium live crown size exceeding 40m ² ,	Yes
		The tree makes a fair contribution to the visual character and amenity of the area	The tree makes no – limited contribution to the visual character and amenity of the area.
		The tree is visible from surrounding properties, but is	The tree is visible from surrounding properties however it is excluded by

		not visually prominent – view may be partially obscured by other vegetation or built forms,	the dwelling and other adjacent trees.
		The tree has known or suspected historical association	No – The tree has no known of suspected historical association.
COMMENTS		The tree has been impacted by uneven pruning by Contractors working on behalf of the electrical authority, the tree has become unevenly weighted towards the dwelling. The removal of the tree is a preventative safety measure with minimal environmental impacts.	

Appendix 01 – SITE PHOTOS

Tree Number: 03

Eucalyptus (Iron Bark) Spp

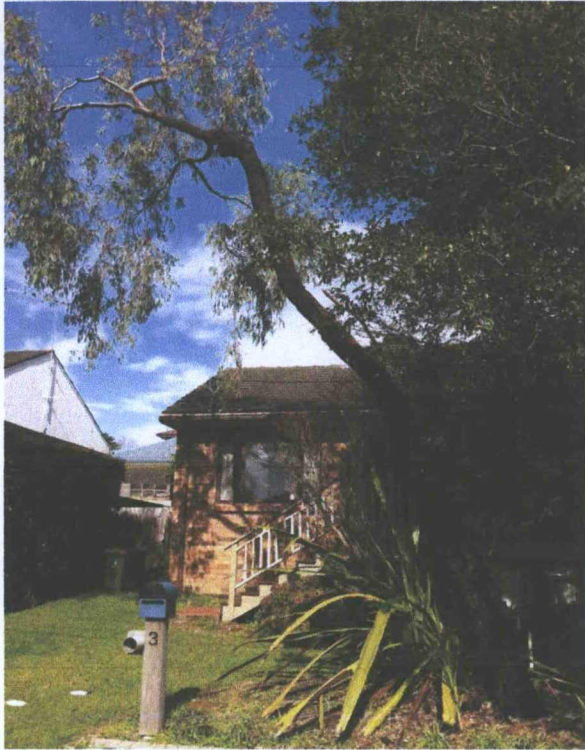


Photo 01. Tree 2 locality

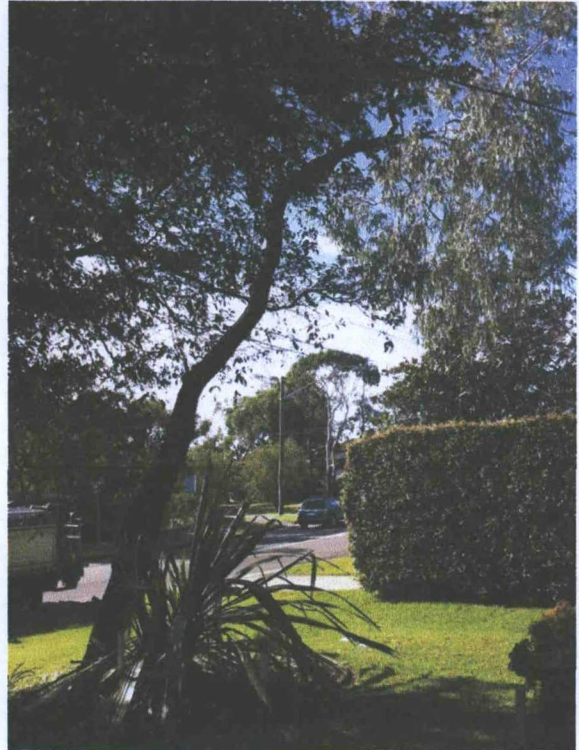


Photo 02. Uneven growth causing poor growth habit

TREE NUMBER – 04			
(a)	Species of tree	Syzygium Spp	
(b)	Whether the tree(s) is planted, self sown, or remnant vegetation	Planted	
(c)	If the tree(s) has any special significance such as Aboriginal, Commemorative, Habitat, Historic, Memorial, Rare, Unique form.	No	
(d)	The age of the tree(s) and its life expectancy	Tree age: 15 years Life Expectancy: 20 years+	
(e)	The height of the tree(s) and its average crown diameter	Height of Tree: 15m Average Crown Diameter: 12m	
(f)	The condition of the crown of the tree	Average	
(g)	The extent of the root zone of the tree	15m+ Dia	
(h)	The likelihood of the failure of the tree(s) or parts of the tree due to structural defect(s). This is to include the size and location of possible defective parts and their potential threat to life and property	Nil	
(i)	The trees proximity to services or adjacent structures. This includes dwellings, overhead wires, underground services, signage, and street lights	Dwelling: 6.0m Overhead wire: 0.0m Underground Services: Retaining Wall:	
(j)	Reasons for the removal and/or pruning of the tree(s). How the removal of the tree satisfies the tests identified in Appendix 9 if applicable	Landscape Significance	4. Moderate
		The tree has a medium live crown size exceeding 40m ² ,	Yes
		The tree makes a fair contribution to the visual character and amenity of the area	The tree makes no – limited contribution to the visual character and amenity of the area.

		The tree is visible from surrounding properties, but is not visually prominent – view may be partially obscured by other vegetation or built forms,	The tree is visible from surrounding properties however it is excluded by the dwelling and other adjacent trees.
		The tree has known or suspected historical association	No – The tree has no known or suspected historical association.
COMMENTS		The tree has been impacted by uneven pruning by Contractors working on behalf of the electrical authority, the tree has become unevenly weighted towards the dwelling. The proposed pruning of the tree will improve the shape and health of the tree with minimal environmental impacts.	

Appendix 01 – SITE PHOTOS

Tree Number: 03

Eucalyptus (Iron Bark) Spp



Photo 01. Uneven pruning - growth causing poor growth habit



Photo 02. Uneven pruning - growth causing poor growth habit