

NORTHERN BEACHES COUNCIL

DEVELOPMENT APPLICATION TREE REMOVAL AND TREE PRUNING

MADE UNDER THE WARRINGAH LOCAL ENVIRONMENTAL PLAN 2000 OR 2011
MADE UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (SECTIONS 78A)
FOR WORKS ASSOCIATED WITH A COMPLYING DEVELOPMENT CERTIFICATE APPLICATION

Page 1 of 4

4100311682

Contact Us	
The General Manager, 725 Pittwater Road, Dee Why NSW 2099 or Customer Service Centre, Northern Beaches 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	
☐ WLEP 2000	☐ WLEP 2011
D	A 2 0 1 7 / 0 3 7 5
☒ Owners Consent	☐ Heritage
☒ Lot and DP	☐ Slip Zone
☐ 40m Buffer	☐ Flood Zone
☐ Acid Sulfate	☐ Riparian Zone
☐ Bushfire Zone	☐ Wave Impact
	☐ Coastal Zone
	☐ 100m MHW
	☐ Vegetation/ Threatened

For applicable fees and charges, please refer to Council's website: warringah.nsw.gov.au or contact our Customer Service Centre.

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 Northern Beaches 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.

Northern Beaches 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 Northern Beaches 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

1. APPLICANT(S) DETAILS	
Applicant(s) name	Heather and Mathew Peel
Owner(s) name	Heather and Mathew Peel
If any owner/applicant of this development application is a current employee or elected representative of Warringah Council.	☐ 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	12
Street	Innes Road		
Suburb	Manly Vale		
Legal Property Description <i>This information must be supplied.</i>	Lot	4	
	Sect		
	DP/SP	DP 308176	

Part 2: Application Details

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. If your application is required as part of an Exempt and Complying Development (CDC) such as a secondary dwelling, pool etc. please refer to the Development Application Checklist in section 2.8 on page 4 for required information.

Tree No.	Tree species (if known)	Work required (prune/remove/assess)	Reason for the work
1	Fig (we think)	remove	roots getting under next door house
2	unknown	remove	next to Fig, hard to remove one and not a
3	unknown	remove	provides no coverage, looks dead
4	unknown	prune	To enable building of new house
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			

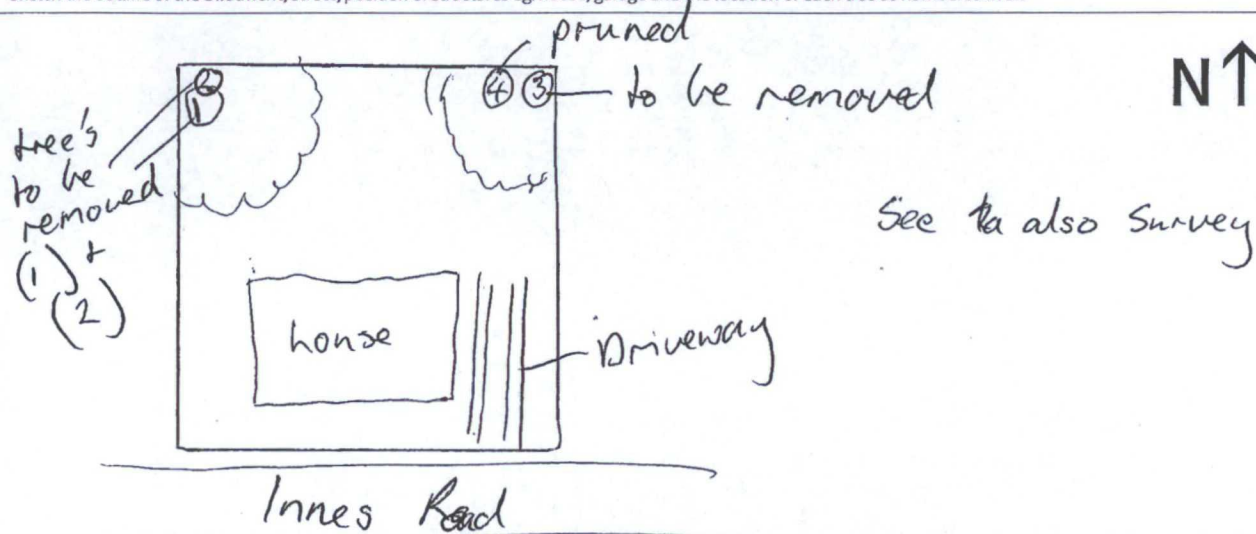
Please indicate whether any of the above trees are considered dangerous to life or property. Please refer to section 2.2 Exemptions

Part 2: Application Details

2.6 SKETCH

Please indicate in the box below.

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



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

2.7 SITE DETAILS

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

For the purpose of identifying the trees in section 2.5, please indicate clearly with tape, ribbon, paint spot or numbered tag each tree to be inspected.

2.8 INTEGRATED DEVELOPMENT

Is this application for integrated development?

☐ Yes ☒ NoIntegrated 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	

Part 2: Application Details

2.9 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 Council (Mayor or Councillor) and/or any gift to an elected representative or 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)	☒ Yes ☐ No
If you have indicated that the application is Integrated Development, HAVE YOU ATTACHED A CHEQUE? Please discuss with Council.	☐ Yes ☒ No
SUPPORTING DOCUMENTATION? Have you attached all relevant documentation, reports, photographs in support of the application? e.g. below • Arborist'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	☐ Yes ☒ No ☒ Yes ☒ No ☐ Yes ☒ No
EXEMPT AND COMPLYING DEVELOPMENT Is this application required as part of an Exempt or Complying Development (CDC)? If Yes - have you attached all relevant plans? A Site Plan must be provided showing existing and proposed development with trees identified in Part 2.5. Warringah Development Control Plan, Part H, Appendix 10 - Details to be contained in an Arborist report, Appendix 11 - Class 2-9 Building and Appendix 12 - Tree Protection Plan may apply.	☐ Yes ☒ No ☐ Yes ☐ No
For more information about Complying Development in relation to tree removal, go to: warringah.nsw.gov.au/planning-and-development/trees-and-development	

DIAGRAM OF SANITARY DRAINAGE

Municipality of Warringah

SEWER AVAILABLE

Diagram No. 332881.

- Boundary Trap
- Pit
- G.I. Grease Interceptor
- Gully
- P.T. P. Trap
- R.S. Reflux Sink

- SYMBOLS AND ABBREVIATIONS**
- R.V. Reflux Valve
 - Cleaning Eye
 - Vert. Vertical Pipe
 - V.P. Vent. Pipe
 - S.V.P. Soil Vent. Pipe
 - D.C.C. Down Cast Cowl
 - I.P. Induct Pipe
 - M.F. Mica Flap
 - T. Tubs
 - K.S. Kitchen Sink
 - W.C. Water Closet
 - B.W. Bath Waste

- Bsn. Basin
- Shr. Shower
- W.I.P. Wrought Iron Pipe
- C.I.P. Cast Iron Pipe
- F.W. Floor Waste
- W.M. Washing Machine

Existing drainage shown by black lines. Scale: 40 feet to an Inch New drainage shown by full blue lines.

This diagram is the property of the Proprietor and is to be returned to him on completion of the work.

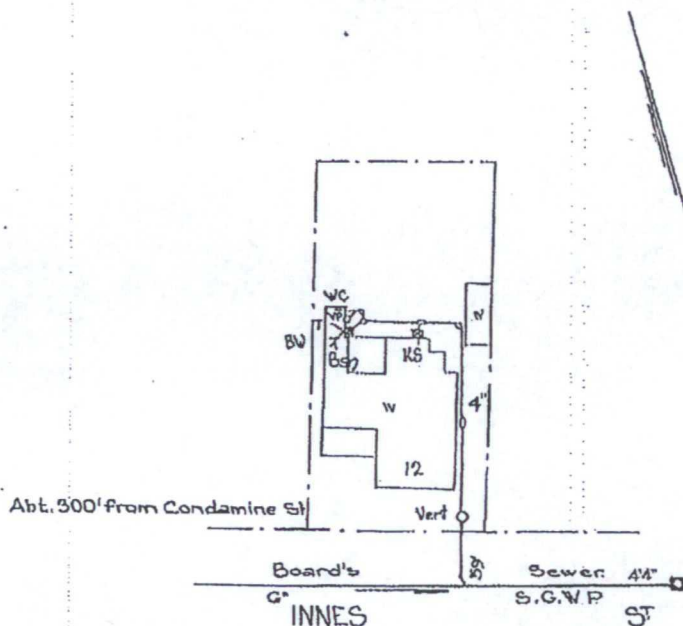
Certificates for drainage and sanitary plumbing may be obtained on application at the office of the Board by the Drainer or Plumber concerned.

~~The Board accepts no responsibility for the suitability of the diagram in relation to the eventual position of the Board's sewer. When the sewer becomes available it will be necessary to apply for a revised diagram.~~

This work must be carried out in accordance with the Board's By-laws and Regulations.

(4" dia. pipes may be used in lieu of 6" dia pipes as shown on this diagram if the property owner so desires, provided that the relative levels of the sewer and house fixtures will permit of the pipes being laid with regulation grades and cover. For further information consult Board's Inspector.)

This work will be tested from



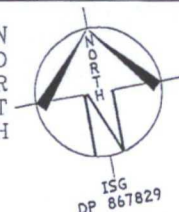
SHEET No 5107.

for Engineer-in-Chief

OFFICE USE ONLY				First Visit			Passed			Date		
WC	Designed by	Date	Inspector									
B.W.	Inspected by	Date	Outfall									
Shr.												
Bsn	Examined by	Date	Drainer									
KS												
T	Chief Inspector	Date	Boundary Trap is not									
Ptg.												
Dga. Int.												

NOTE: This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of Sydney Water's Customer Centres. Position of structures, boundaries, sewers and sewerage services shown hereon are approximately only.

NORTH



HOW TO PROTECT SURVEY MARKS BEFORE WORKS COMMENCE

For Details refer to <http://www.lpi.nsw.gov.au/data/assets/pdf/file/0007/169522/19608%20Mark%20Preservation%20Flyer%20web.pdf>
Find out if there are survey marks located in the area of interest by:
1. Viewing the survey mark layer in the Spatial Information Exchange. See LPI web page www.six.nsw.gov.au
2. Contacting Survey Services, LPI, 1300 552 637 who will advise the location and status of survey marks in the area
3. Inspecting the site, paying particular attention to survey marks located in the footpath/kerb and gutter.
IF NO SURVEY MARKS ARE AFFECTED COMMENCE WORKS

IF SURVEY MARKS ARE IN THE AREA
The Locality sketch plan (Survey Mark Sketches) should be downloaded from the LPI online Shop
<http://shop.lpi.nsw.gov.au> see Specialised Searches

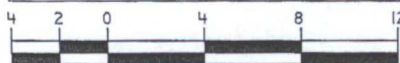
IF SURVEY MARKS ARE LIKELY TO BE DISTURBED OR DESTROYED
Avoid disturbing or destroying survey marks by:
1. Diverting works to avoid disturbing the marks or
2. Contacting a Registered Surveyor to place and survey a mark at a more suitable site nearby to maintain survey integrity.
Any survey necessary to recover the position of survey marks proposed to be destroyed may only be undertaken by a surveyor registered under the Surveying and Spatial Information Act 2002 or by survey staff authorised by the Surveyor General.

REPORT SURVEY MARKS AT RISK OF BEING DESTROYED
Look for the Survey Mark Status report at
<http://scims.lpi.nsw.gov.au/status-report/frames.htm>

ALL TREE HEIGHTS ARE APPROXIMATE ONLY
AND ARE SHOWN FOR TENDER PURPOSES ONLY.
ALL TREE RELATED ISSUES TO
BE REFERRED TO AN ARBORIST

APPROXIMATE POSITION OF SEWER MAIN.
REFER TO SEWER DIAGRAM FOR DETAILS.
NOTE: PRIOR TO ANY DESIGN AND CONSTRUCTION, A
SEWER PEIGOUT MUST BE UNDERTAKEN TO DETERMINE
THE EXACT LOCATION OF THE SEWER LINE.

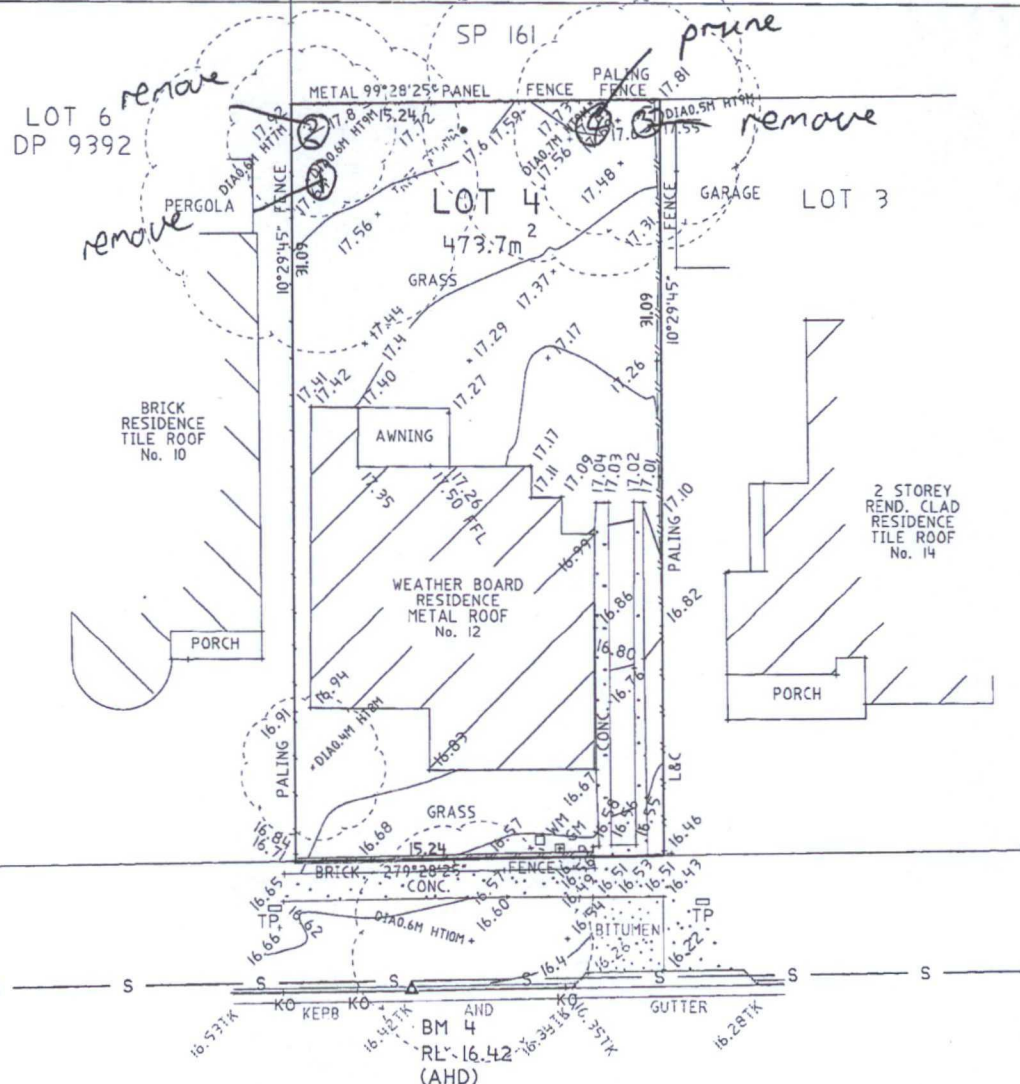
THE BOUNDARY POSITION IS APPROXIMATE ONLY AND SHOULD
BE VERIFIED PRIOR TO ANY CONSTRUCTION WORKS.



SCALE 1:200

LOCALITY SKETCH

UBD AREA: SYD REVISION: 53
MAP: 197 REF: L3
GPS
E



INNES ROAD

COPYRIGHT

COPYRIGHT OF THIS PLAN AND IN THE ACCOMPANYING
CAD FILES WHERE APPLICABLE VESTS WITH
ASPECT DEVELOPMENT & SURVEY PTY LTD.
THE PLAN AND CAD FILES SHALL ONLY BE USED BY
THE ADDRESSED CLIENT FOR THE PURPOSE FOR
WHICH THE SURVEY WAS CARRIED OUT.

GENERAL NOTES

- THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY.
THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT
BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.
- AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY
SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE
APPARENT AT THE TIME OF SURVEY.
- THE RELEVANT SERVICES AUTHORITY SHALL BE CONTACTED TO
VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR
TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION
D1 CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY.
SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON
FOR REDUCED LEVELS ON PARTICULAR FEATURES.

SYMBOLS & ABBREVIATIONS

GP	GULLY PIT	SE	SEWER LINE
HYD	HYDRANT	GM	GAS METER
SIP	SURFACE INLET PIT	LP	LIGHT POLE
SIC	SEWER INSPECTION COVER	EC	ELECTRICITY CONDUIT
SMH	SEWER MANHOLE	EC	ELEC & TEL CONDUIT
WM	WATER METER	TC	TELECOM CONDUIT
EL	ELECTRICITY BOX	VC	VEHICLE CROSSING
TP	TELECOMMUNICATIONS PIT	VC	VEHICLE CROSSING
VC	VEHICLE CROSSING	INV	INVERT
SV	STOP VALVE	KO	KERB OUTLET
SMH	STORMWATER MANHOLE	TK	TOP OF KERB

ASPECT DEVELOPMENT & SURVEY PTY LTD

CONSULTING REGISTERED SURVEYORS
ABN 80 078 849 000

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FAX (02) 8554 8588

PO BOX 181
KINGSBOROUGH NSW 1480
DX 11392
HURSTVILLE

PROJECT

OUR REFERENCE: 21/1038515/216303
LOT 4 DP 308176 SECTION
DATUM: AHD
ORIGIN OF LEVELS: PM 722
SURVEYED: 05
DRAWN: NP/DM
SCALE: 1:200 A3 SHEET

CLIENT: METRICON HOMES Pty Ltd

REF: PEEL

REF: 684005

ADDRESS: 12 INNES ROAD

SUBURB: MANLY VALE