

TREE APPLICATION ASSESSMENT REPORT

Application No. DA2009/0121

Proposal Description: Removal of 1 tree

Legal Address: Lot 1 DP 782152

Property Address: 9 Bardoo Avenue NORTH BALGOWLAH NSW 2093

Assessment Officer:	Jason Goldstein
Notification Required?	☐ Yes (14 days) ☒ No
Applicable Controls:	☒ EPA Act 1979 ☒ EPA Regulations 2000 ☒ WLEP 2000 ☒ WDCP
SEPPs: Applicable?:	☐ Yes ☒ No
REPs: Applicable?:	☐ Yes ☒ No
LEPs Applicable?	☒ Yes ☐ No
WLEP	
Locality:	G3 Manly Lagoon Suburbs
Category of Development	Category 2 (other works)
Desired Future Character Consideration: Is the development considered to be consistent with the Locality's Desired Future Character Statement?	☒ Yes ☐ No
Built Form Controls: Applicable?	☐ Yes ☒ No
General Principles of Development Control (GP's): Applicable?	☒ Yes ☐ No
(Relevant GP's are:) CL56 Retaining Unique Environmental Features on Site CL58 Protection of Existing Flora CL59 Koala Habitat Protection CL60 Watercourses & Aquatic Habitats CL63 Landscaped Open Space	Compliant? ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No
Schedules: Applicable?	☒ Yes ☐ No
Schedule 8 Site analysis	Adequate Detail? ☒ Yes ☐ No

Clause 31 (How can Council make Tree Preservation Orders (TPO)?)**Does the proposed development meet the objectives of the TPO?**☒ Yes , subject to condition ☐ No

To use this inspection criteria: Bold highlight denotes code, where there is no bold, check the accompanying notes and use the appropriate code or insert the necessary information.

Information Category	No 1	No 2	No 3
Species	Eucalyptus botryoides		
Remnant/Planted/ Self sown	P		
Special significance			
Age class Y/S/M/O	M		
Tree height (m)	15		
Average crown diameter (m)	10		
Crown condition 0, 1, 2, 3, 4, 5	4		
Root zone	Gr, E		
Defects			
Services/adjacent structures	Bs		
Failure potential 1, 2, 3, 4	2		
Size of defective part 1, 2, 3, 4	2		
Target rating 1, 2, 3, 4	3		
Hazard Rating (-/12)	7		
Recommendations			
Remove Tree	Y		
Pruning			
Repair/replace surface			
Root pruning/root barrier			
Replanting required	Y		
Other			

Additional Comments:

SECTION 79C EPA ACT 1979

Section 79C (1) (a)(i) – Have you considered all relevant provisions of any relevant environmental planning instrument?	☒ Yes ☐ No
Section 79C (1) (a)(ii) – Have you considered all relevant provisions of any provisions of any draft environmental planning instrument	☒ Yes ☐ No
Section 79C (1) (a)(iii) – Have you considered all relevant provisions of any provisions of any development control plan	☒ Yes ☐ No
Section 79C (1) (a)(iiia) – Have you considered all relevant provisions of any Planning Agreement or Draft Planning Agreement	☐ Yes ☐ No ☒ N/A
Section 79C (1) (a)(iv) – Have you considered all relevant provisions of any Regulations?	☒ Yes ☐ No
Section 79C (1) (b) – Are the the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality acceptable?	☒ Yes ☐ No
Section 79C (1) (c) – Is the site suitable for the development?	☒ Yes ☐ No
Section 79C (1) (d) – Have you considered any submissions made in accordance with the EPA Act or EPA Regs?	☒ Yes ☐ No
Section 79C (1) (e) – Is the proposal in the public interest?	☒ Yes ☐ No

APPLICATION DETERMINATION**Conclusion:**

The proposal has been considered against the relevant heads of consideration under S79C of the EPA Act 1979 and the proposed development is considered to be:

- ☒ Yes, subject to condition
- ☐ Unsatisfactory

Recommendation:**That Council as the consent authority**

- ☒ **GRANT DEVELOPMENT CONSENT** to the development application subject to:

- (a) the conditions detailed within the associated notice of determination; and
- (b) the consent lapsing within three (3) years from operation.

- ☐ **REFUSE development consent** to the development application subject to:

- (a) the reasons detailed within the associated notice of determination.

The application is determined under the delegated authority of:

Jason Goldstein

Signed

Date

Tree Assessment Officer