

TREE APPLICATION ASSESSMENT REPORT

Application No. DA2009/0077

Proposal Description: Tree

Legal Address: Lot 11 DP 778053

Property Address: 81 Willandra Road NARRAWEENA NSW 2099

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:	B7 Narrabeen Lake 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 (A)	No 2 (B)	No 3 (C1)
Species	Eucalyptus scoparia	Eucalyptus saligna	Angophora costata
Remnant/Planted/ Self sown	P	P	P
Special significance			
Age class Y/S/M/O	M	Y	M
Tree height (m)	15	8	10
Average crown diameter (m)	8	2	2
Crown condition 0, 1, 2, 3, 4, 5	3	3	4
Root zone	Ga	Ga	Ga
Defects	D, S, F	B	I
Services/adjacent structures		Bu	
Failure potential 1, 2, 3, 4	2	1	2
Size of defective part 1, 2, 3, 4	2	1	1
Target rating 1, 2, 3, 4	2	2	2
Hazard Rating (-/12)	6	4	5
Recommendations			
Remove Tree	Y	Y	Y
Pruning			
Repair/replace surface			
Root pruning/root barrier			
Replanting required	Y	Y	Y
Other			

Additional Comments:

Information Category	No 4 (C2)	No 5 (D)	No 6 (E)
Species	Angophora costata	Eucalyptus sp	Banksia integrifolia
Remnant/Planted/ Self sown	P	P	P
Special significance			
Age class Y/S/M/O	M	M	M
Tree height (m)	10	10	10
Average crown diameter (m)	2	6	4
Crown condition 0, 1, 2, 3, 4, 5	4	3	4
Root zone	Ga	Ga, Pa	Ga
Defects	I		
Services/adjacent structures		Bu	Bu
Failure potential 1, 2, 3, 4	2	1	1
Size of defective part 1, 2, 3, 4	1	1	1
Target rating 1, 2, 3, 4	2	2	2
Hazard Rating (-/12)	5	4	4
Recommendations			
Remove Tree	N	Y	N
Pruning	Y		
Repair/replace surface			
Root pruning/root barrier			
Replanting required		Y	
Other			

Additional Comments: Tree 6 (E) was in good health and condition at time of inspection. No signs of issues raised.

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)(iia) – 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