



12 March 2025



Michael B Mangan
15 Chisholm Avenue
AVALON BEACH NSW 2107

Dear Sir/Madam,

Permit No:	TA2025/0093
Description:	Proposed Removal/Pruning of Trees
Address:	15 Chisholm Avenue AVALON BEACH

We are writing to advise you that the abovementioned Tree Permit has now been determined.

Chapter 2 'Vegetation in non-rural areas' of the Biodiversity and Conservation SEPP confers on the applicant a right of appeal to the Land and Environment Court within 3 months of receipt of this letter.

Should you require any further information on this matter, please contact Council between the hours of 8.30am to 5.00pm, Monday to Friday, on 1300 434 434 or anytime at council@northernbeaches.nsw.gov.au

Yours faithfully

Toby Holyhead
Tree Assessment Officer

NOTICE OF DETERMINATION OF PERMIT

Application No: TA2025/0093

PERMIT DETAILS

Applicant Name and Address: Michael B Mangan
15 Chisholm Avenue
AVALON BEACH NSW 2107

Land (Address): 15 Chisholm Avenue AVALON BEACH

Proposed Application: Tree Removal (2 trees)

Approved Application: Tree Removal (1 tree) and Tree Pruning (1 tree)

DETERMINATION

Made on (Date): 12 March 2025

Consent to operate from (Date): 12 March 2025

Consent to lapse on (Date): 12 March 2026

Details of Conditions

The conditions, which have been applied to the consent, aim to ensure that the Environmental Impacts of Development are minimised and the Health and Safety of the community is maintained in accordance with the relevant standards.

NOTES:

- This determination relates to the condition of the tree/s at the time of inspection by Council and is limited to a visual assessment of the subject tree from ground level.
- The responsibility of routine inspection and maintenance of trees located on private property is the responsibility of the relevant landowner.
- Tree owners are strongly advised by Council to have their trees regularly inspected and maintained by an appropriately qualified person, to prevent the likelihood of branch or tree failure.

FAILURE TO COMPLY WITH THE CONDITIONS OF THIS CONSENT MAY RESULT IN ON THE SPOT FINES BEING ISSUED, OR COUNCIL PURSUING ANY ACTION REQUIRED (INCLUDING LEGAL PROCEEDINGS) TO ENFORCE THE REQUIREMENTS WITHOUT PRIOR WARNING.

GENERAL CONDITIONS

APPROVED WORKS

1. Works

The following applies to the site:

(a) Trees approved for removal

This consent includes approval to remove the following trees:

Council Reference No:	Species	Location
1	Angophora costata	Rear garden directly behind house with recent live branch failures / as described on application.

(b) Trees which may be pruned

This consent includes approval under Council's Tree Preservation to prune the following trees:

Council Reference No:	Species	Location	Percentage (%) of Tree Canopy Permitted for Pruning
1	Eucalyptus piperita	Northwest corner of property / as described on application.	Up to 15% and remove the deadwood. <i>All pruning to be in accordance with AS 4373 – 2007 Pruning of amenity trees</i>

2. (a) Replacement tree planting is a condition of the Notice of Determination (permit) penalties may apply for non-compliance.

The following replacement tree species must be planted onsite to ensure the preservation of the landscape character and tree canopy of the locality:

No of replacement trees required:	A suitable species is to be selected for replacement	Location
1	Suitable tree species characteristic of Pittwater Spotted Gum Forest to maintain and contribute to the Pittwater Spotted Gum Endangered Ecological Community (EEC) in which this property is located Suitable species are <i>Corymbia maculata</i> and <i>Eucalyptus paniculata</i> , associated trees include <i>Angophora costata</i> , <i>Corymbia gummifera</i> , <i>Eucalyptus umbra</i> , <i>Eucalyptus punctata</i> , <i>Syncarpia glomulifera</i> , <i>Eucalyptus botryoides</i> ,	Suitable location on the property

	<p>Angophora floribunda</p> <p>See Council's suggested trees Lists.</p> <p>https://www.northernbeaches.nsw.gov.au/environment/native-plants/native-planting-guide</p>	
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Replacement trees are to satisfy the following:

- a) All replacement trees must be a minimum pot size of 25L at planting;
- b) All replacement trees must be of a species that will attain a minimum height of six (6) metres at maturity within six (6) years of planting;
- c) All replacement trees must be maintained until they reach six (6) metres in heights;
- d) If any replacement tree dies prior to reaching six (6) metres in height that tree is to be replaced; and
- e) The replacement trees shall be planted within three (3) months of the approved trees removal.
- f) Please provide photographic evidence to Council of newly planted trees for our records Quoting your permit number to council@northernbeaches.nsw.gov.au.

Reason:

To enhance the landscape character, protect, retain, maintain, and improve our tree canopy.

To assist in implementing our replenishment/compensation tree planting program for private trees that considers the right tree replenishment (replacement) ratios and improves auditing, of compliance with tree planting permits.

SITE REQUIREMENTS

3. Permit on Site

A copy of this Permit shall be displayed in a prominent position at the front of property prior to the commencement of the authorised tree work and until all tree works are completed.

Reason: *As notification and to ensure that the tree works are carried out in accordance with the approved permit.*

4. Protection of Footpaths and Roadways

- (a) The public footways and roadways adjacent to the site shall be maintained at all times during the course of the work in a safe condition.
- (b) No trees on public property (footpaths, roads, reserves, etc.) unless specifically approved in this development consent shall be removed or damaged during construction including for the erection of any fences, hoardings or other temporary works.

Reason: *Protection of footpath and roadways.*

5. Silt & Sediment Control

Provision shall be made throughout the period of tree removal to prevent

transmission of soil to the public road and drainage system by vehicles leaving the site.

Reason: *To avoid siltation to adjoining properties and waterways.*

6. Soil Erosion and Landslip Risks

Any person carrying out works permitted under permit has a duty of care in the appropriate management of soil erosion and landslip risks when removing trees and vegetation. It is the responsibility of landowners to see expert advice from a Geotechnical Engineer in relation to these matters prior to the removal of the tree/stump. Operating under this permit does not absolve the landowner from their responsibility for landslip and erosion issues.

Reason: *To avoid soil erosion and landslip.*

7. No Work on Public Open Space

The applicant shall not enter or undertake any work within adjoining public lands (i.e. Parks, Reserves, Roads etc) without the prior approved permit of Council.

Reason: *Protection of existing public infrastructure and land and to ensure public safety and proper management of public land.*

8. Kerbside restrictions, construction zones

The applicant's attention is drawn to the existing kerbside restrictions adjacent to the development. Should the applicant require alteration of existing kerbside restrictions, or the provision of a construction zone, the appropriate application must be made and the fee paid. Applicants should note that the alternatives of such restrictions may require referral to Council's Traffic Committee and may take considerable time to be resolved. An earlier application is suggested to avoid delays in construction programs.

Reason: *Proper management of public land.*

9. Noxious Plants

All lantana, privet, rubber trees, parateria, and other declared noxious plants on the site, shall be eradicated.

Eradication of noxious weeds shall be conducted within three (3) months of the approved works being conducted.

Reason: *To ensure that plants identified as weed species are not allowed to proliferate or interfere with a quality-landscaping outcome.*

10. Protection of Wildlife

Any person carrying out works permitted under this permit must check for native wildlife roosting and nesting within the tree hollows prior to and during tree works. Where wildlife is found to be using tree hollows which are proposed for removal, a wildlife carer must be contacted to facilitate any required animal rescue.

Reason: *Protection of wildlife.*

11. Hours of Work

Works shall be restricted to within the hours of 7.00 am to 5.00 pm Monday to Friday and on Saturday to within the hours of 8.00 am to 1.00 pm inclusive, with no work on Sundays and Public Holidays in accordance with Industrial Noise Policy and the *Protection of the Environmental Operations Act 1997 (POEO Act)* / Regulations.

The person acting upon this consent shall display, on-site, their twenty-four (24) hour contact telephone number, which is to be clearly visible and legible from any public place adjoining the site.

Where it is necessary for works to occur outside those hours allowed by these conditions, approval for such will be subject to issue of a permit on each occasion from Council's Customer Services Centre. Such permit must be obtained and the appropriate fee paid at least two (2) clear working days in advance of each relevant date. Such occurrence shall be limited to two occasions per calendar month and shall only be approved if public safety or convenience is at risk.

Reason: *To ensure that works do not interfere with reasonable amenity expectations of residents and the community. (DACGEch)*

12. Health and Safety

- a) The work undertaken must satisfy applicable occupational health and safety and construction safety regulations, including any WorkCover Authority requirements to prepare a health and safety plan.
- b) Site fencing must be installed (where required) sufficient to exclude the public from the site.
- c) Safety signs must be erected that; warn the public to keep out of the site and provide a contact telephone number for enquiries.

Reason: *To ensure the health and safety of the community and workers on the site.*

13. Prohibition on Use of Pavements

Any person carrying out works permitted under this permit shall ensure that Council's footpath is maintained in a safe way to ensure safe pedestrian access throughout any tree removal / pruning. Under no circumstances are any branches or other tree debris to be placed on Council's footpaths, roadways, parks or grass verges and a suitable sign to this effect shall be erected adjacent to the street alignment.

All tree debris is to be disposed of appropriately. Should the material need to be stored, it must be contained and stored within the property boundary and in a safe and healthy condition.

Reason: *To ensure public safety and amenity on public land.*

Right of Appeal

If you are dissatisfied with this decision, Chapter 2 'Vegetation in non-rural areas' of the Biodiversity and Conservation SEPP may give you the right to appeal to the Land and Environment Court within 3 months after the date on which you receive this notice.

Signed *Toby Holyhead* on behalf of the consent authority

Name Toby Holyhead Tree Assessment Officer