

Natural Environment Referral Response - Biodiversity

Application Number:	DA2025/1058
Proposed Development:	Construction of a dwelling house including swimming pool
Date:	09/09/2025
Responsible Officer	Phil Lane
Land to be developed (Address):	Lot 308 DP 238382 , 34 Tatiara Crescent NORTH NARRABEEN NSW 2101

Reasons for referral

This application seeks consent development on land, or within 40m of land, containing:

- All Development Applications on
- Actual or potential threatened species, populations, ecological communities, or their habitats;
- Wildlife corridors;
- Vegetation query stipulating that a Flora and Fauna Assessment is required;
- Vegetation query - X type located in both A & C Wards;

And as such, Council's Natural Environment Unit officers are required to consider the likely potential environmental impacts.

Officer comments

Council's Biodiversity Referrals team have assessed the Development Application for compliance against the following applicable controls and provisions:

- Pittwater LEP 2014 7.6 Biodiversity Protection
- Pittwater 21 DCP B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor

The control B4.4 from Pittwater 21 DCP applies to this development, which stipulates that developments shall ensure that at least 60% of any new planting incorporates native vegetation (as per species listed in Native Planting Guide - Narrabeen Ward available on Council's website) and should not include environmental weeds. The Landscape Plan (Buck & Simple, 2025) has been reviewed and whilst it does include a few species from this list, the number of each plant species has not been included. A condition will be imposed to ensure compliance with this control. Additionally, bamboo is proposed under the Landscape Plan. Bamboo is a priority weed under the Northern Beaches Council Local Priority Weed Management Plan and therefore must be removed from the Landscape Plan prior to approval.

Weed species classified as priority weeds under the Northern Beaches Council Local Priority Weed Management Plan were identified as being present on the site during a site visit by members of the Biodiversity and Planning Team. Species identified were Crofton weed (*Ageratina adenophora*), Asparagus fern (*Asparagus aethiopicus*), Rhizomatous bamboo (*Phyllostachys* species) and Lantana (*Lantana camara*). It will be conditioned that these weeds be removed.

According to the Arborist Report (Ezigrow Arboricultural Consulting, 2025), 7 trees are proposed for removal, 5 of which are exempt and can be removed without Council permission. Tree 11 and Tree 13 are determined to be of low significance but are prescribed and will require Council permission for removal. It is therefore a condition of approval that these trees be replaced with locally native canopy species from the Native Planting Guide - Narrabeen Ward available on Council's website.

As outlined in the Arborist Report, three trees will undergo encroachment into their TPZ, Tree 3

encroachment is minimal therefore the tree is unlikely to be impacted. Trees 15 and 16 are important trees on the neighbouring property and are unlikely to be impacted due to the proposed design in this area incorporating the use of piers. The Arborist report has identified these incursions as acceptable and that the trees will remain healthy under the conditions set out in the Tree Protection Plan.

There are no objections to this development from a biodiversity perspective, subject to conditions.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

No Clearing of Vegetation

Unless otherwise exempt, no vegetation is to be cleared prior to issue of a Construction Certificate.

Details demonstrating compliance are to be submitted to the Certifier prior to issue of Construction Certificate.

Reason: To protect native vegetation.

Amendment of Landscape Plans

The submitted Landscape Plan is to be amended in accordance with the following:

- At least 60% of any new planting incorporates native vegetation (as per species listed in Native Planting Guide - Narrabeen Ward available on Council's website) by proportion of number of plants.
- Removal of bamboo from the planting schedule.

The Landscape Plan is to be amended by a qualified landscape architect and provided to the Certifier prior to issue of the Construction Certificate.

Reason: To maintain and replace habitat on the site.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Wildlife Protection

If construction activity associated with this development results in injury or displacement of a native mammal, bird, reptile or amphibian, a licensed wildlife rescue and rehabilitation organisation must be contacted for advice.

Reason: To protect native wildlife.

Protection of Habitat Features

All natural landscape features, including any rock outcrops, native vegetation and/or watercourses, are to remain undisturbed during the construction works, except where affected by necessary works detailed on approved plans.

Reason: To protect wildlife habitat.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Protection of Habitat Features

All natural landscape features, including any rock outcrops, native vegetation and/or watercourses, are to remain undisturbed except where affected by necessary works detailed on approved plans.

Details demonstrating compliance are to be provided to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To protect wildlife habitat.

Replacement of Canopy Trees

At least 2 locally native canopy trees are to be planted on the site to replace protected trees approved for removal. Species are to have a minimum mature height of 8.5m and be consistent with the Native Planting Guide - Narrabeen Ward available on Council's website.

Tree plantings are to be retained for the life of the development and/or for their safe natural life. Trees that die or are removed must be replaced with another locally native canopy tree.

Replacement plantings are to be certified as being completed in accordance with these conditions of consent by a qualified landscape architect, and details submitted to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To establish appropriate native landscaping.

No Weeds Imported On To The Site

No Priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan) are to be imported on to the site prior to or during construction works.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To reduce the risk of site works contributing to spread of Priority and environmental weeds.

Priority Weed Removal and Management

All Priority weeds (as specified in the Northern Beaches Local Weed Management Plan) within the development footprint are to be removed using an appropriate control method.

In particular the following species must be removed:

- Crofton weed (*Ageratina adenophora*)
- Asparagus fern (*Asparagus aethiopicus*)
- Rhizomatous bamboo (*Phyllostachys species*)
- Lantana (*Lantana camara*)

Details demonstrating compliance are to be submitted to the Principal Certifier prior to issue of any

Occupation Certificate.

Reason: To reduce the risk of site works contributing to spread of Priority weeds.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Protection of Habitat Features

All natural landscape features, including any rock outcrops, native vegetation, soil and/or watercourses, are to remain undisturbed except where affected by necessary works detailed on approved plans.

Reason: To protect wildlife habitat.

Control of Domestic Dogs/Cats

Domestic dogs and cats are to be kept from entering wildlife habitat areas at all times.

Dogs and cats are to be kept in an enclosed area and/or inside the dwelling, or on a leash such that they cannot enter areas of wildlife habitat, bushland or foreshore unrestrained, on the site or on surrounding properties or reserves.

Reason: To protect native wildlife and habitat.