

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2019/0666
<b>Responsible Officer</b>	Renee Ezzy
<b>Land to be developed (Address):</b>	Lot 701 DP 1143488 , 13 Amiens Road CLONTARF NSW 2093

### 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

The proposed development has been assessed against SEPP (Coastal Management) 2018, and relevant controls within Manly LEP 2013 and Manly DCP 2013.

The proposal is for the demolition of the existing dwelling house, part garage area and pathways, construction of a new three level dwelling house, and reconstruction and enlargement of the garage and area below to create a double garage with storage, garage forecourt, garbage room, inclinor, studio with kitchenette, deck and storage. The proposal will retain the existing swimming pool, spa and surrounds including pool fence. The proposal includes excavation and associated landscaping.

The proposal plans indicate the removal of four large trees. The Landscape Plan shows replacement canopy trees, although no species was provided. I note the comments from Council's Landscape Officer requesting that an Arborist assessment and report is required to consider the value of the trees proposed to be removed as well as impacts to significant trees adjoining the site. There are two large native trees (one in Council's road reserve, one on the adjacent property) which are within 5m of the works and will require protection throughout construction.

The Landscape Concept Plan submitted is to be revised to include additional details to allow assessment prior to any future consent.

While the potential impacts to biodiversity values appears to be limited, the design plans, statement of environmental effects and landscape concept plan and Arborist Report (to be submitted) are to address the relevant planning controls in more detail. This includes the potential impacts to the environment, maximising retention of trees of high value and any proposed mitigation measures to address the relevant controls, including the Coastal environment area clause of the SEPP, Manly LEP Foreshore Scenic Protection requirements, and DCP landscaping requirements, including open space and landscape percentage cover, canopy tree replacement, tree selection and sustainability requirements

**Referral Body Recommendation**

Recommended for refusal

**Recommended Natural Environment Conditions:**

Nil.