

## Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0905
Responsible Officer	Ashley Warnest
Land to be developed (Address):	Lot 25 DP 11547 , 45 Carefree Road 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 Natural Environment - Biodiversity section raises no objections, subject to conditions.

This application was assessed against Pittwater LEP Clause 7.6 Biodiversity and Pittwater DCP B4.6 Wildlife corridors. The site is also mapped as Coastal Wetlands proximity Area within the Coastal Management SEPP 2018. The proposal complies with the objectives of the Coastal Management SEPP.

The proposal is for the alterations and additions to the existing dwelling including two further storeys and a swimming pool.

The submitted Arborist Report "Arboricultural Impact Appraisal and Method Statement" (Naturally Trees, 11/09/2019) assesses 14 trees. One prescribed tree, T6 *Melaleuca linarifolia*, of high retention value is proposed for removal. T3, a large Cabbage Tree Palm, is identified to be retained, however the Arborist states, "*Tree 3: This is an important tree within the rear yard. If it is intended to retain this tree, design and/or siting modification would be required to be considered to accommodate setbacks prescribed by the Australian Standard AS4970-2009 Protection of trees on development sites. Specifically the proposed decking would be required to clear the trunk by 1 meter.*". The recommendations in the Arborist Report will be conditioned.

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

### **Amended Plans**

Plans are to be amended to ensure the safe retention of Tree 3 in accordance with submitted Arborist Report "Arboricultural Impact Appraisal and Method Statement" (Naturally Trees, 11/09/2019) and Australian Standard AS4970-2009 Protection of trees on development sites. Specifically the proposed pool decking is required to clear the trunk of Tree 3 by at least 1 meter.

Details demonstrating compliance are to be prepared and submitted to the Principal Certifying Authority prior to issue of Construction Certificate.

Reason: To protect native vegetation in accordance with relevant Natural Environment LEP/DCP controls.

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

### **New Vegetation Planting**

Landscaping is to incorporate a minimum 60% locally native vegetation species as a proportion of the total number of plants. Locally native species are to be consistent with the relevant section of the Native Gardening Booklet available on Council's website. Details demonstrating compliance are to be provided to the Principal Certifying Authority prior to issue of the Occupation Certificate.

Reason: To maintain native vegetation in accordance with relevant Natural Environment LEP/DCP controls.

### **Priority and environmental weeds**

Landscaping is not to include any Priority or environmental weeds identified in the Northern Beaches Council Local Priority Weed Management Plan. Evidence of compliance with this condition is to be provided to the Principal Certifying Authority prior to issue of the Occupation Certificate.

Reason: To manage the spread of environmental weeds in accordance with relevant Natural Environment LEP/DCP controls.