

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	Mod2023/0403
<b>Proposed Development:</b>	Modification of Development Consent DA2021/0818 granted for Alterations and additions to a dwelling house including a secondary dwelling and garage
<b>Date:</b>	22/08/2023
<b>Responsible Officer</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 82 DP 23429 , 27 Grenfell Avenue 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

The application seeks consent to modify development consent DA2021/0818.

The Landscape Plan (Bennett Maruda Architects 2023) identified that two exotic *Yucca aloifolia* will be removed as a result of the works. Biodiversity raise no objections to the removal of these plants.

Retention of the two *Syzygium smithii* is noted on the Landscape Plan. Council's Landscape referrals team have identified the requirement for an Arborist report for sensitive tree root investigation to determine if the proposed driveway alignment is viable for the retention of the street trees and/or the proposed methodology for driveway construction to preserve the street trees. Should these trees require removal, they are to be replaced with suitable native canopy species in accordance with Council's Native Planting Guide which is available on Council's website (<https://www.northernbeaches.nsw.gov.au/environment/native-plants/native-planting-guide/pittwater-ward>).

As the application will not involve the removal of prescribed trees, nor will it impact upon nearby biodiversity values, the modification application complies with relevant provisions, 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**

**Adherence to Natural Environment Consent Conditions**

All biodiversity-related conditions of consent under previous development applications are to be adhered to, including DA2021/0818, unless amended by these biodiversity-related conditions of consent.

Reason: To protect biodiversity values.