

BIODIVERSITY DEVELOPMENT ASSESSMENT REPORT

4th April 2023 - Revision A

117 Rickard Road, North Narrabeen

Client: Sam and Jeff Ginsburg

Proposed Development: Alterations & Additions to an existing dwelling including the demolition of the existing street facing balcony and replacement with a new balcony and habitable room below. Renewal of existing pergola over balcony, and renewed external finishes.

DESCRIPTION

The subject site of 117 Rickard Rd North Narrabeen is situated on land labelled as 'biodiversity' under the PLEP (Figure 9 of SEE prepared by Studio T). The proposed development will not have an adverse impact on the condition, ecological value and significance of the fauna and flora on the site nor will it have any adverse impact on the significant vegetation on the land.

1x Frangipani tree is proposed for removal from the front yard, and replacement with a suitable native alternative. The entirety of the rear canopy trees and vegetation is proposed to be retained. The existing Frangipani proposed for removal does not currently house any native species or habitats, and its removal would not have any adverse impact on the flora or fauna of the locality.

Moreover, the works proposed are minor in nature; including minor alterations and additions to the street facing facade, including the extension of the existing verandah. For this reason, a biodiversity development assessment report has not been procured. For additional information around the compliance of the proposal within the Pittwater LEP and DCP 2014 planning controls, please refer to the SEE provided.

Should you require any further information or clarification, please do not hesitate to contact me.

Tyla venish

+61 412 472 296