

## Natural Environment Referral Response - Biodiversity

Application Number:	DA2022/0459
Date:	27/05/2022
Responsible Officer	Kye Miles
Land to be developed (Address):	Lot 91 DP 7593 , 32 Garden Street 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

#### Updated Biodiversity Referral (27 May 2022)

This updated referral is based on additional information received by Council on 26 May 2022. This information confirms that the Cabbage Tree Palm identified via desktop investigation has been removed as a result of storm damage which posed safety concerns.

The submitted Landscape Plan includes provision of an additional three locally native canopy trees. It is therefore considered that the proposal is consistent with applicable controls.

#### Original Biodiversity Referral (22 April 2022)

The proposed development has been assessed against the following biodiversity-related provisions:

- SEPP (Coastal Management) - Coastal Wetlands
- SEPP (Coastal Management) - Coastal Environment Area
- Pittwater DCP Clause B4.5 - Landscape and Flora and Fauna Enhancement Category 3 Land

There is insufficient information to assess the proposal at this time. Desktop analysis suggests that the footprint of the proposed new dwelling will require removal of an advanced Cabbage Tree Palm (*Livistona australis*). Clarification as to the potential impacts to this tree is required, either in the form of an arboricultural impact assessment (as advised in the pre-lodgement report prepared November 2021), or a tree permit providing permission for removal of the palm and any other protected trees within the proposed building footprint. In accordance with Pittwater DCP Clause B4.5, development is to result in "no net loss in native canopy trees".

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 COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

**Protection of Natural 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.

**Wildlife Protection**

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

Reason: To protect native wildlife.

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

**No Weeds Imported On To The Site**

No Priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan 2019 – 2023) are to be imported on to the site prior to or during construction works.

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

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