

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0283
Responsible Officer	Georgia Quinn
Land to be developed (Address):	Lot 13 DP 24003 , 4 Hudson Parade AVALON BEACH NSW 2107

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 comments 16/05/2019

The applicant has provided an Arborist Report (Tree Survey 09/05/2019) to support the application. No trees or native vegetation is proposed for removal. All trees can be retained provided the Arborist recommendations regarding Tree Protection are carried out during the construction period.

Original comments 24/04/2019

The proposal has been assessed against Pittwater LEP 7.6 and DCP B4.6. No trees or vegetation is proposed for removal. The proposed deck at the rear will be within 5m of trees on the eastern side of the site and requires excavation for the footings. Pursuant to B4.6, an Arborist report is required to assess all trees within 5m of excavation to ensure they can be retained.

Referral Body Recommendation

Recommended for approval, subject to conditions

Recommended Natural Environment Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Project Arborist

A Project Arborist with a minimum of AQF Level 5 is to be appointed for the duration of the works. The Project Arborist is to implement pre-construction tree protection measures and supervise all works within 5m of significant trees.

Evidence demonstrating Project Arborist engagement is to be provided to the Principal Certifying Authority prior to the issue of Construction Certificate.

Reason: Tree protection in accordance with relevant Natural Environment LEP/DCP controls

Compliance with Arborist's Recommendations – Pre-construction

All pre-construction tree protection measures specified in Section 4 of the submitted arborist report (Tree Survey 09/05/2019) and these conditions of consent are to be implemented at the appropriate stage of development. Compliance with pre-construction measures is to be certified by the project arborist prior to issue of the Construction Certificate.

Reason: To confirm compliance with tree protection/replacement measures in accordance with relevant Natural Environment LEP/DCP controls. (DACNECPCC2)

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Compliance with Arborist's Recommendations – During Construction

All tree protection measures to be implemented during construction, as specified in Section 4 of the submitted arborist report (Tree Survey 09/05/2019) and these conditions of consent are to be implemented at the appropriate stage of development. Compliance with these measures is to be certified by the project arborist in writing, including photographic evidence, prior to issue of the Occupation Certificate.

Reason: To confirm compliance with tree protection/replacement measures in accordance with relevant Natural Environment LEP/DCP controls. (DACNEEDW1)

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

Compliance with Arborist's Recommendations – Post-construction

All tree protection measures to be implemented, as specified in Section 4 of the submitted arborist report (Tree Survey 09/05/2019) and these conditions of consent are to be implemented at the appropriate stage of development. Satisfactory establishment/initiation of post-construction measures is to be certified by the consulting arborist prior to issue of the Occupation Certificate.

Reason: To confirm compliance with tree protection/replacement measures in accordance with relevant Natural Environment LEP/DCP controls. (DACNEFPOC1)