

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2019/0923
<b>Responsible Officer</b>	David Auster
<b>Land to be developed (Address):</b>	Lot 14 DP 11899 , 22 Hay Street COLLAROY NSW 2097 Lot 15 DP 11899 , 22 Hay Street COLLAROY NSW 2097

### 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 to the proposed development, subject to conditions.

This application was assessed against Warringah DCP E2 Prescribed vegetation and E6 Retaining unique environmental features.

The proposal is for alterations and additions to the existing dwelling and a new driveway and carport.

The submitted Arboricultural Impact Assessment report (Margot Blues, 05/08/2019) assesses 2 trees. T1 Hills Fig is a Council owned tree, and will incur minor encroachment into the Tree Protection Zone (TPZ). This tree has multiple exposed roots and the Arborist notes that particular attention to ground and root protection will be required. The Arborist also notes that "*Pier locations requiring the severance of structural roots will pose a risk of tree impact and possible destabilisation.*", as such the recommendations from the Arborist including "*where practical, pier locations should remain flexible to accommodate structural roots*". T2 will be removed as a result of the proposed development. Replacement canopy tree plantings will be conditioned.

### 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**

**Engage a 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 undertake direct supervision of 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.

**CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT****Compliance with Arborist's Recommendations – Pre-construction**

All pre-construction tree protection measures specified in Section 6 and 7 of the submitted Arboricultural Impact Assessment report (Margot Blues, 05/08/2019) and these conditions of consent are to be implemented at the appropriate stage of development. Compliance with pre-construction measures is to be certified in writing by the project arborist and provided to the Principal Certifying Authority 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.

**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 6 and 7 of the submitted Arboricultural Impact Assessment report (Margot Blues, 05/08/2019) and these conditions of consent are to be implemented at the appropriate stage of development.

The Project Arborist must undertake direct supervision of the excavation activities required for the pier footings.

Compliance with these measures is to be certified in writing by the project arborist, including photographic evidence, and submitted to the Principal Certifying Authority 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.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE****Compliance with Arborist's Recommendations – During and Post-construction**

All tree protection measures to be implemented following construction, as specified in Section 6 and 7 of the submitted Arboricultural Impact Assessment report (Margot Blues, 05/08/2019) and these conditions of consent, are to be implemented. Written certification of compliance is to be prepared by the project arborist and submitted to the Principal Certifying Authority 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.

**Replacement of Canopy Trees**

At least 1 locally native canopy tree is to be planted on site to replace trees approved for removal. Species are to have a minimum mature height of 8.5m and be consistent with Council's Native Gardening Guide. Tree plantings are to be retained for the life of the development and/or for their safe natural life. Trees that die or are removed must be replaced with another locally native canopy tree. Replacement plantings are to be certified as being completed in accordance with these conditions of consent by a qualified landscape architect, and details submitted to the Principal Certifying Authority prior to issue of any Occupation Certificate.

**Reason:** To establish appropriate landscaping in accordance with relevant Natural Environment LEP/DCP controls

## **ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

### **Replacement of Canopy Trees**

Tree replacement plantings required under this consent are to be retained for the life of the development and/or for their safe natural life. Trees that die or are removed must be replaced with another locally native canopy tree.

**Reason:** To replace locally native trees in accordance with relevant Natural Environment LEP/DCP controls.

### **No Planting Environmental Weeds**

No environmental weeds are to be planted on the site. Information on weeds of the Northern Beaches can be found at the NSW WeedWise website (<http://weeds.dpi.nsw.gov.au/>).

**Reason:** Weed management.

### **Dead or Injured Wildlife**

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

**Reason:** To mitigate potential impacts to native wildlife resulting from construction activity.

### **Domestic Animals Exclusion**

For the life of the development, cats are to be kept in a cat run and/or inside the dwelling such that they are prevented from entering wildlife habitat areas at all times. Dogs are to be kept in an enclosed area such that they cannot enter areas of bushland, unrestrained, on surrounding properties.

**Reason:** Wildlife protection