

Natural Environment Referral Response - Biodiversity

Application Number:	DA2020/0247
Date:	14/05/2020
Responsible Officer	Adam Urbancic
Land to be developed (Address):	Lot 5 DP 2610 , 13 Ogilvy Road CLONTARF NSW 2093

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 proposal is for the change of use of an already approved studio. The SEE states that the proposed change of use "does not require any physical works to the building other than the installation of kitchen and laundry facilities". Subject to retention of native canopy trees, the proposal is supported.

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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Tree Protection

- All trees not indicated for removal on the approved plans are to be retained, unless exempt under relevant planning instruments or approved under consent.
- All trees located on adjoining land are to be retained.
- No tree roots greater than 25mm diameter are to be cut from protected trees unless authorised by a qualified arborist on site or approved under consent.
- All structures are to bridge tree roots greater than 25mm diameter unless directed otherwise by a qualified arborist on site or approved under consent.
- Any required tree protection measures are to be in accordance with AS4970-2009 'Protection of Trees on Development Sites', with particular reference to Section 4 Tree Protection Measures.

Any required tree pruning within the subject site is to be in accordance with WDCP2011 Clause E1 (Private Property Tree Management) and AS 4373 Pruning of Amenity Trees.

- Any required tree protection measures are to be in place prior to commencement of works.

Reason: To protect significant native canopy trees.

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

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 – Manly LEP Clause 6.5

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.