

## Natural Environment Referral Response - Biodiversity

Application Number:	DA2022/0962
Date:	11/08/2022
Responsible Officer	Brittany Harrison
Land to be developed (Address):	Lot 83 DP 618704 , 19 Mons Road NORTH BALGOWLAH 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

#### Updated Biodiversity Referral (11 August 2022)

This updated biodiversity referral is based on the following additional information:

- Arboricultural Impact Assessment (Glenice Buck Designs, 8 August 2022)

The proposal has been assessed against the following applicable biodiversity-related provisions:

- Warringah DCP E2 Prescribed Vegetation
- Warringah DCP E5 Native Vegetation
- Warringah DCP E6 Retaining unique environmental features

The submitted arborist report assesses nine trees within proximity to the proposed works, including six confirmed locally native species. All extant trees are proposed to be retained, with targeted tree protection measures to be implemented where required. Conditions recommended by the Landscape and Biodiversity Referral Teams will further serve to protect existing locally native trees and wildlife habitat.

#### Original Biodiversity Referral (1 August 2022)

There is insufficient information to assess the proposal at this time.

Preliminary assessment indicates that works may impact upon protected native canopy trees. Following submission of an arboricultural impact assessment, prepared by a minimum AQF Level 5 arborist, assessment against applicable biodiversity objectives can recommence.

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**

**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.

**Protection of Habitat 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.

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

**Protection of Habitat Features**

All natural landscape features, including any rock outcrops, native vegetation and/or watercourses, are to remain undisturbed except where affected by necessary works detailed on approved plans.

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

Reason: To protect wildlife habitat.

**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.