

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2019/1516
<b>Responsible Officer</b>	Nick Keeler
<b>Land to be developed (Address):</b>	Lot 142 DP 11936 , 25 Worrobil Street 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

This application was assessed against:  
Warringah DCP E2 Prescribed Vegetation  
Warringah DCP E5 Native Vegetation  
Warringah DCP E6 Retaining Unique Environmental Features

The proposal is for the construction of a new swimming pool and decking.

The plans indicate landscaping works within Council land which is not permitted, i.e. tree removal and planting. This will be included as an condition. The landscaping plan includes exotic and cultivar species which are not suitable adjacent riparian land. Locally native species are to be included within the landscaping, which will be conditioned. The proposal complies with biodiversity controls, subject to conditions.

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

##### Building materials, sedimentation

No building materials or other materials are to be placed on or enter areas of bushland, or riparian vegetation. Appropriate sediment fencing is to be installed.

**Reason:** Environmental Protection

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

### **Amendment of Landscape Plans**

The submitted Landscape Plan is to be amended in accordance with the following:

- Deletion of non-local native species
- Replacement with locally native species from Council's Native Gardening Guide

The amended Landscape Plan is to be certified by a qualified landscape architect prior to issue of the Construction Certificate.

**Reason:** To ensure landscaping is consistent with relevant Natural Environment LEP/DCP controls.

### **Amendment to Proposal Plans**

The plans are to be amended to remove all proposed works outside of the surveyed property boundary, including tree removal (even exempt species), landscaping, planting etc.

Details demonstrating compliance are to be prepared by the landscape architect and provided to the Principal Certifying Authority prior to issue of the Construction Certificate.

**Reason:** To protect the natural environment.

## **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

### **No Material Storage within 5m/calculated Tree Protection Zone (TPZ)**

No storage of building materials or building waste, excavated fill or topsoil storage is to occur within 5m or the notional TPZ of trees shown on the approved landscape working drawing(s) as being retained or within protective fenced areas. Drainage is to be arranged such that fill, building materials or contaminants are not washed into protective fenced areas.

**Reason:** To protect and retain trees proposed for retention.

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

### **Control of Weeds**

Prior to the completion of works, all priority weeds (as listed under the Biosecurity Act 2015) are to be removed/controlled within the subject site using an appropriately registered control method. Information on weeds of the Northern Beaches can be found at the NSW WeedWise website (<http://weeds.dpi.nsw.gov.au/>). All environmental weeds are to be removed and controlled. Refer to Council website [http://www.pittwater.nsw.gov.au/environment/noxious\\_weeds](http://www.pittwater.nsw.gov.au/environment/noxious_weeds)

**Reason:** Weed management.

### **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.