

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2022/0422
<b>Date:</b>	09/06/2022
<b>Responsible Officer</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot 37 DP 13745 , 110 Woorarra Avenue NORTH NARRABEEN NSW 2101

### 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 (9 June 2022)

This updated referral is based upon an Arboricultural Impact Assessment (Margot Blues, 30 May 2022) received as additional information. The report confirms that native trees proposed for removal are exempt by size. The proposal, subject to conditions, is therefore considered to be consistent with applicable biodiversity controls.

#### Original Biodiversity Referral (27 April 2022)

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

The following biodiversity-related provisions apply to the subject site:

- State Environmental Planning Policy (Coastal Management) 2018
  - o Clause 13 (Coastal Environment Area)
- Pittwater Local Environmental Plan 2014 (LEP)
  - o Part 7.6 Biodiversity
- Pittwater Development Control Plan 21 (DCP)
  - o Section B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor
  - o Section B4.6 Wildlife Corridors

The submitted plans indicate that the proposal will require removal of protected trees, at least one of which does not have prior consent. An Arboricultural Impact Assessment, prepared in accordance with the requirements of Council's Landscape referral body, is therefore required to be submitted. The

Biodiversity assessment will recommence upon receipt of this information.

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION  
CERTIFICATE**

**No Clearing of Vegetation**

Unless otherwise exempt, no vegetation is to be cleared prior to issue of a Construction Certificate.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to issue of Construction Certificate.

Reason: To protect native vegetation.

**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.

**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.

**Replacement of Canopy Trees**

At least one (1) locally native canopy tree is to be planted on site. The species selected is to have a minimum mature height of 8.5m and be selected from the Pittwater Ward or Narrabeen Ward section of the Native Gardening Guide available on Council's website.

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, and details submitted to the Principal Certifying Authority prior to issue of any Occupation Certificate.

Reason: To protect environmental values of the identified wildlife corridor.

**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.