

## Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0510
Responsible Officer	Benjamin Price
Land to be developed (Address):	Lot 12 DP 654177 , 183 Barrenjoey Road NEWPORT NSW 2106

### 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 satisfies Pittwater LEP clause 7.6 Biodiversity as the development is designed, sited and will be managed to avoid any significant adverse environmental impact.

In order to comply with P21DCP clauses B4.6 Wildlife Corridors at least 60% of any new planting must incorporate Shale Slopes native vegetation (as per species listed in Native Plants for Your Garden available on the Council website). Landscaping is to not include environmental weeds. The plans indicate that several trees will be removed, and as an arborist report has not been provided a minimum of two small canopy trees must be included within the Landscape Plan plant schedule.

### 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

### Provision of Amended Landscape Working Drawings

Detailed landscape working drawings and specification, which comply in all respects with the conditions of development consent, are to be submitted to the Accredited Certifier or Council with the Construction Certificate application. Each plan/sheet is to be certified by a qualified landscape architect, landscape designer/environmental designer or horticulturist, confirming that the plans/details for the works to be carried out will achieve the relevant conditions of the development consent. In particular, the landscape working drawing is to provide full details of the following:

- a) The usage of at least 60% of any new planting must incorporate native vegetation (as per species listed in Native Plants for Your Garden available on the Council website) growing in the area or locally indigenous species for understorey planting and with provision of at least two (2) trees on the site which will meet a minimum mature height of 8.5m;
- b) Clear indication of the location of all existing trees and vegetation to be retained, removed and/or proposed. This should incorporate the TPZ and SRZ as stated within the associated arborist report if applicable;
- c) A planting schedule including stratum, species/common names, species quantities, pot sizes and staking details;
- d) The proposed finished treatment of garden areas, including soil depth and retaining walls and the location of underground services.

**Reason:** To ensure adequate and appropriate landscaping is carried out to retain the Urban Forest/Natural Environment.

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

#### **Tree Protection during work - No Works within 5m/calculated Tree Protection Zone (TPZ)**

The developer or contractor will take all measures to prevent damage to trees and root systems during site works and construction activities including provision of water, sewerage and stormwater drainage services. In particular, works, erection of structures, excavation or changes to soil levels within 5 metres of the trunks or the calculated TPZ of trees to be retained are not permitted, and the storage of spoil, building materials, soils or the driving or parking of any vehicle or machinery within 5 metres of the trunk or the calculated TPZ of a tree to be retained, is not permitted.

**Reason:** To protect and retain trees/the natural environment proposed for retention.

#### **Fencing for Wildlife Passage**

Any new fencing (with the exception of swimming pool fencing) is to be made passable to native wildlife. Hole dimensions are to be a minimum of 150mm wide x 100mm high at ground level spaced at 6 metre intervals.

**Reason:** Management of wildlife corridors

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

#### **Tree Planting**

At least two locally native canopy trees are to be planted onsite to replace trees approved for removal. Canopy tree species are to be as per the approved Landscape Plan, consistent with locally native species growing onsite and/or selected from the list pertaining to the vegetation community growing in the locality as per the vegetation mapping and native gardening booklet available on the Northern Beaches Council website. All native trees are to be retained for the life of the development, or for their safe natural life. Trees that die or are removed must be replaced with another locally native canopy tree. Tree replacement plantings are to be certified.

**Reason:** Tree replacement.

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

**Landscaping in the Vicinity of Swimming Pools**

The boundary fence at the rear of the property must be a minimum height of 1800mm with a non-climbable zone of 900mm on the inside of the fencing in accordance with the Australian Standard prescribed by the Swimming Pools Regulation 2008. Any shrubs or plants located adjacent to the inside of the boundary fence must be maintained for the lifetime of the development at a height that does not interfere with the 900mm non climbable zone.

**Reason:** To ensure safety standards around pools are maintained.

**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.

**Works to cease if item found**

If any Aboriginal Engravings or Relics are unearthed all work is to cease immediately and the Aboriginal Heritage Office (AHO) and Office of Environment and Heritage (OEH) are to be notified.

**Reason:** To protect Aboriginal Heritage.

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**Reason:** Management of wildlife corridors

**Landscape Plan to be Implemented**

Landscaping is to be implemented in accordance with the approved Landscape Plan (EcoDesign). The new landscaping is to be approved as completed by the accredited certifier upon issue of the Occupation Certificate unless further conditions regarding the completion timeframe are imposed. This landscaping is to then be maintained for the life of the development.

**Reason:** To ensure the site is landscaped.