

## Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0707
Responsible Officer	Megan Surtees
Land to be developed (Address):	Lot 168 DP 16327 , 20 York Terrace BILGOLA PLATEAU NSW 2107

### 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 Pittwater LEP Clause 7.6 Biodiversity and Pittwater DCP B4.6 Wildlife corridors.

The proposal is for the Installation of a fiberglass Swimming Pool within an existing timber deck, a deck extension and vergola.

The proposal plans indicate the removal of one palm which is an exempt species.

Council Natural Environment - Biodiversity section supports the application, subject to conditions.

### Referral Body Recommendation

Recommended for approval, subject to conditions

### Recommended Natural Environment Conditions:

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

### New vegetation planting

Landscaping is to incorporate a minimum of 60% locally native vegetation species (as per species listed in the Native Gardening Booklet available on Councils website)

**Reason: To maintain native vegetation in accordance with relevant Natural Environment LEP/DCP controls.**

**No Material Storage within 5m of trees to be retained**

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 proposal plans 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.

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

Prior to the issue of any Occupation Certificate, evidence that any new vegetation planting comprises a minimum of 60% locally native vegetation species (as per species listed in the Native Gardening Booklet available on Council's website) is to be provided to the Principal Certifying Authority.

**Reason:** To maintain native vegetation in accordance with relevant Natural Environment LEP/DCP controls.

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

In accordance with Pittwater 21 DCP Control B4.22 Protection of Trees and Bushland Vegetation, all existing trees as indicated in the Proposal Plans shall be retained except where Council's prior written consent has been obtained. For all other tree issues not related to a development application, applications must be made to Council's Tree Management Officers.

**Reason:** To ensure the retention of the Urban Forest/Natural Environment.

**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.