

## Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0134
Responsible Officer	David Auster
Land to be developed (Address):	Lot 16 DP 23008 , 74 Narrabeen Park Parade WARRIEWOOD NSW 2102

### 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

#### Final assessment:

An Arborist report was provided 29/03/2019 that assesses 5 trees within 5m of the proposed works. The report concludes all trees can be retained with the application of the recommendations in the report. Biodiversity raises no further issues.

#### Initial assessment:

The proposal has been assessed against Pittwater DCP B4.22. The proposal includes a new home office at the rear of the site. The proposed works are within 5m of existing native trees on the subject site and on the neighbours site to the north and south. An Arborist report is required for all trees within 5m of the works to ensure these trees can be retained.

### 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

### Compliance with Arborist's Recommendations

All pre-construction tree protection measures specified in the submitted Arborist report and these conditions of consent are to be implemented at the appropriate stage of development. Compliance with pre-construction measures is to be certified by the project arborist prior to issue of the Construction Certificate.

**Reason:** To confirm compliance with tree protection measures in accordance with relevant Natural Environment LEP/DCP controls. (DACNECPCC2)

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

### **Compliance with Arborist's Recommendations**

All tree protection measures to be implemented during construction, as specified in the submitted Arborist report and these conditions of consent are to be implemented at the appropriate stage of development. Compliance with these measures is to be certified by the project arborist prior to issue of the Occupation Certificate.

**Reason:** To confirm compliance with tree protection measures in accordance with relevant Natural Environment LEP/DCP controls. (DACNEEDW1)

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

### **Compliance with Arborist's Recommendations**

All tree protection measures to be implemented, as specified in the submitted Arborist report and these conditions of consent are to be implemented at the appropriate stage of development. Satisfactory establishment/initiation of post-construction measures is to be certified by the consulting arborist prior to issue of the Occupation Certificate.

**Reason:** To confirm compliance with tree protection measures in accordance with relevant Natural Environment LEP/DCP controls. (DACNEFPOC1)

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

### **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.

### **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 protect native wildlife in accordance with Section 2.1 of the NSW Biodiversity Conservation Act 2016.