

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0709
Responsible Officer	Georgia Quinn
Land to be developed (Address):	Lot 34 DP 11356 , 48 Nareen Parade 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

This application has been assessed against Pittwater LEP 7.6 Biodiversity and Pittwater DCP B4.4 Flora and fauna habitat enhancement and wildlife corridors. The whole of the property is mapped as Plant Community Type, Coastal Enriched Sandstone Moist Forest, within the SMCMA V3 mapping study (OEH 2016).

The proposal is for the construction of a 34.2 sqm studio, including deck. No native trees are proposed to be removed by the works. Biodiversity supports the retention and protection of trees.

The SEE states, "*The Studio is proposed to be constructed within 3m of two trees on Site and will not require the removal of any trees. The proposal will have no effect on the existing vegetation on the subject property, or the adjoining properties.*"

The plans show many existing trees nearby and within the access route for the construction of the proposed studio, including within 2 m from the base of at least 2 trees, one being at least 20 m high (as shown on the plans). There is also stormwater infrastructure proposed which appears to run close to the base of other trees to be retained and protected.

Council's Natural Environment - Biodiversity section cannot complete this assessment until further information is provided.

An Arborist Report is required to be prepared and submitted to support the application in accordance with the following:

- must identify the location, species, health and size of all trees within 5m of the proposed development (including any trenches for utilities);
- Prepared by a suitably qualified arborist with minimum AQF Level 5;
- Prepared based on the actual plans and documentation submitted in support of the DA;

- Take into account all above- and below-ground works and structures that are ancillary to the development, including any changes in soil/ground level around the base of canopy trees;
- A tree protection and management plan with specific tree protection measures to enable safe retention of all trees proposed for retention, including mapping Tree Protection Zones, Structural Root Zones and any encroachments.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.