

Natural Environment Referral Response - Biodiversity

Application Number:	DA2022/0095
Date:	07/06/2022
Responsible Officer	Thomas Burns
Land to be developed (Address):	Lot 11 DP 2610 , 13 Barrabooka Street CLONTARF NSW 2093

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 (7 June 2022)

These updated biodiversity referral comments are based upon consideration of the following additional information:

- Tree Assessment and Management Report (Aura Tree Services, May 2022)
- Amended Landscape Plan (The Garden Social, 1 April 2022)

The submitted arborist report provides for targeted tree protection measures to enable retention of Trees 1 and 2 (both *Angophora costata*). As identified by the Landscape Referrals Section, the arborist report appears to be based upon the architectural plans rather than the landscape plans, which include ground level changes and retaining wall construction in the rear section of the yard between the new pool and the boundary. Deletion of these elements by way of consent condition will serve to protect existing trees and achieve compliance with Manly LEP Clause 6.5 Terrestrial Biodiversity.

The subject site is identified on the Northern Beaches Bushfire Prone Land Map and as such, must comply with the requirements of Planning for Bushfire Protection 2019. The submitted bushfire report (Ronald Coffey, 26 January 2022) states: *"Although the Asset Protection Zone requirements are listed as a recommendation, the site has been landscaped and is maintained to a standard that complies with the requirements of 'Planning for Bushfire Protection 2006' for Inner Protection Area Requirements"*. It is therefore assumed that no additional vegetation removal is proposed to give effect to APZs required for the proposed development.

The submitted landscape plan has satisfactorily addressed relevant objectives around protection of natural values on the site and the adjoining reserve.

Original Biodiversity Referral (9 May 2022)

There is insufficient information to assess the proposal against relevant biodiversity provisions at this time.

As identified by Council's Landscape referrals section, the proposal may result in impacts to protected native trees which have not been assessed in an Arboricultural Impact Assessment ('arborist report'). In order to assess compliance with Manly LEP Clause 6.5 (Terrestrial Biodiversity), potential impacts to native trees must be adequately justified in an arborist report. Upon receipt of this additional information, the Biodiversity assessment will recommence.

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 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.

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.