

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2018/0330
Responsible Officer	Nick Armstrong
Land to be developed (Address):	Lot 49 DP 23429 , 21 Woorarra Avenue 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

Council's Bushland & Biodiversity division has assessed the proposal against Pittwater LEP 2014 Control 7.6 Biodiversity Protection & Pittwater 21 DCP 2014 Control B1.4 Aboriginal Heritage Significance, B4.6 Wildlife Corridors and believes the proposed development complies subject to one new condition and all previous natural environment conditions, as recommended.

Referral Body Recommendation

Recommended for approval, subject to conditions

Recommended Natural Environment Conditions:

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

Tree Planting

At least two (2) replacement canopy trees of species either *Angophora costata*, *Eucalyptus punctata*, or *Corymbia gummifera* are to be planted onsite (within the front boundary - along the south east boundary) to replace the tree approved for removal. 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 by the project arborist/private certifier.

Reason: Tree replacement.