

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2019/1161
<b>Responsible Officer</b>	Megan Surtees
<b>Land to be developed (Address):</b>	Lot 2 DP 502501 , 48 Lindley Avenue 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 Natural Environment - Biodiversity section raises no objections to the proposed development, subject to conditions.

This application was assessed against Warringah DCP E2 Prescribed vegetation, E3 Threatened species, populations, ecological communities, E4 Wildlife corridors, E5 Native vegetation, and E6 Retaining unique environmental features.

The proposal is for the alterations and additions to the existing dwelling including new balconies, roof replacement, and single carport and associated driveway.

The submitted Arborist Report "*Arboricultural Impact Appraisal and Method Statement*" (Naturally Trees 08/10/2019) assesses 21 trees. Four trees are proposed to be removed, 2 within the property (T6 and T7) and 2 within Council's road reserve (T3 and T4). Only one of the trees to be removed (T6) has high significance and will be replaced with a native canopy tree planting.

The Flora and Fauna Assessment Report (ACS Environmental Pty Ltd, October 2019) assesses the impacts of the proposal on biodiversity. Threatened species identified as having occasional potential to occur on the site included the Powerful Owl, Large Bentwing Bat and the Grey-headed Flying Fox. The assessment concluded that the proposed development is unlikely to have an adverse effect on these threatened species or their habitat. The site provides foraging and sheltering habitat for fauna and provides connectivity for faunal movement between and within surrounding fragmented bushland. No new fencing is proposed, therefore connectivity values will be maintained. No trees containing hollows will be removed.

The proposed development is consistent with local biodiversity controls.

### 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**

**Priority and environmental weeds**

Landscaping is not to include any Priority or environmental weeds identified in the Greater Sydney Regional Strategic Weed Management Plan 2017 – 2022. Evidence of compliance with this condition is to be provided to the Principal Certifying Authority prior to issue of the Occupation Certificate.

Reason: To manage the spread of environmental weeds in accordance with relevant Natural Environment LEP/DCP controls.

**New Vegetation Planting**

Prior to the issue of any Occupation Certificate, evidence that the new landscaping comprises a minimum of 60% locally native vegetation species as a proportion of the total number of plants is to be provided to the Principal Certifying Authority prior to issue of the Occupation Certificate.

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**

**Control of Weeds**

Prior to the completion of works, all priority weeds (as listed under the Biosecurity Act 2015) are to be removed/controlled within the subject site using an appropriately registered control method. Information on weeds of the Northern Beaches can be found at the NSW WeedWise website (<http://weeds.dpi.nsw.gov.au/>). All environmental weeds are to be removed and controlled. Refer to Council website [http://www.pittwater.nsw.gov.au/environment/noxious\\_weeds](http://www.pittwater.nsw.gov.au/environment/noxious_weeds)

**Reason:** Weed management.

**Replacement of Canopy Tree**

The replacement tree planting required under this consent are to be retained for the life of the development and/or for their safe natural life. Trees that die or are removed must be replaced with another locally native canopy tree.

Reason: To replace locally native trees in accordance with relevant Natural Environment LEP/DCP controls.

**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.

**Domestic Animals Exclusion**

For the life of the development, cats are to be kept in a cat run and/or inside the dwelling such that they are prevented from entering wildlife habitat areas at all times. Dogs are to be kept in an enclosed area

such that they cannot enter areas of bushland, unrestrained, on surrounding properties.

**Reason:** Wildlife protection