

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0819
Responsible Officer	Catriona Shirley
Land to be developed (Address):	Lot 330 DP 16719 , 8 Lido 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

This application was assessed against the Coastal Management SEPP (2018) and relevant biodiversity controls.

The proposal is for the alterations and additions to the existing dwelling including minor extensions and first floor addition and a new swimming pool and new carport.

The submitted Arboricultural Impact Report (Guy Paroissien, 12/07/2019) assesses 9 trees on the property. Two exempt trees will be removed, 3 trees will incur minor TPZ encroachments (T1, T4, T5) and 4 trees will incur no impacts within their TPZ (T6, T7, T8, T9). The Arborist has recommended specific protection measures to ensure minimal impacts to T1.

Council's Natural Environment - Biodiversity section supports the application, subject to conditions.

Referral Body Recommendation

Recommended for approval, subject to conditions

Recommended Natural Environment Conditions:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Implement Arborist recommendations

All tree protection measures as specified in Section 5 the Arboricultural Impact Report (Guy Paroissien, 12/07/2019) are to be implemented at the appropriate stage of development. Compliance is to be certified by the project arborist prior to any commencement.

Reason: To confirm compliance with tree protection/replacement measures in accordance with relevant Natural Environment LEP/DCP.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Compliance with Arborist's Recommendations – During Construction

All tree protection measures to be implemented during construction, as specified in Section 5 of the submitted Arboricultural Impact Report (Guy Paroissien, 12/07/2019) and these conditions of consent are to be implemented at the appropriate stage of development. Compliance with these measures is to be certified, and details submitted to the Principal Certifying Authority prior to issue of the Occupation Certificate.

Reason: To confirm compliance with tree protection/replacement measures in accordance with relevant Natural Environment LEP/DCP controls.

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

Compliance with Arborist's Recommendations – During and Post-construction

All tree protection measures to be implemented, as specified in Section 5 of the submitted Arboricultural Impact Report (Guy Paroissien, 12/07/2019) and these conditions of consent are to be implemented at the appropriate stage of development.

Completion of arborist requirements and satisfactory establishment/initiation of post-construction measures is to be certified and details submitted to the Principal Certifying Authority prior to issue of the Occupation Certificate.

Reason: To confirm compliance with tree protection/replacement measures in accordance with relevant Natural Environment LEP/DCP controls.

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.

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