

Natural Environment Referral Response - Biodiversity

Application Number:	DA2025/0163
Proposed Development:	Demolition works and construction of a parking platform and carport
Date:	12/03/2025
Responsible Officer	Anaiis Sarkissian
Land to be developed (Address):	

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

The proposed development application is for the construction of a new carport, driveway, a stair, a turning bay, a cross over area and a small garden bed. Land Eco Consulting (Land Eco) prepared a Biodiversity Development Assessment Report (BDAR) to accompany the development application and addresses the requirements of the NSW Biodiversity Offset Scheme (BOS) and the Biodiversity Assessment Method (BAM). Impacts will be limited to the removal of approximately 182m² (0.02 ha) of disturbed native and exotic vegetation. The BDAR describes the measures to avoid and minimise impacts on biodiversity values, and concludes that a Serious and Irreversible Impact is unlikely.

One plant community type PCT 3234 Hunter Coast Lowland Spotted Gum Moist Forest, which is associated with 'Pittwater and Wagstaffe Spotted Gum Forest in the Sydney Basin Bioregion' (PWSG) Endangered Ecological Community (EEC) occurs on the site. One (1) Ecosystem Credit is required to be retired to offset the residual biodiversity impacts of the proposed development. Several threatened microbat species were recorded on the Subject Property, with only one the Large-eared Pied Bat (*Chalinolobus dwyeri*) which is a Species credits species requiring offset.

A series of measures have been included in the BDAR and these will be conditioned to further mitigate and minimise the potential impacts, as well as a Landscape Plan.

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Compliance with Ecologist’s Recommendations – Pre-construction

All impact mitigation measures specified in section 8 of the approved Biodiversity Development Assessment Report are to be implemented at the appropriate stage of development.

Compliance with these measures is to be certified by the Project Ecologist in writing to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To confirm compliance with wildlife and habitat protection/replacement measures.

Landscape Plan

A Landscape Plan is to be prepared which, amongst other issues, includes a minimum of 80% locally native species as a proportion of the total number of plants. Locally native species are to be consistent with characteristic Pittwater Spotted Gum Endangered Ecological Community (as per species found on the site or listed in Pittwater Spotted Gum Endangered Ecological Community) and tree’s must be replaced at a 1:1 ratio (one tree planted for every tree removed).

The Landscape Plan is to be prepared by a suitably qualified landscape architect and provided to the Certifier prior to issue of the Construction Certificate.

Reason: To maintain habitat values on the site.

Like for like credit retirement conditions - Ecosystem credit retirement conditions

Prior to issue of the relevant Construction Certificate the class and number of ecosystem credits in Table A must be retired to offset the impacts of the development.

The requirement to retire credits outlined in Table A may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the Biodiversity Offsets Payment Calculator.

Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of Table A requirements must be provided to the Manager Bushland and Biodiversity of Northern Beaches Council and to the Certifier prior to release of construction certification.

Table A Ecosystem credits required to be retired – like for like

Impacted Plant Community Type	TEC	Number of ecosystem credits	Containing HBT	IBRA sub-region	Plant community type(s) that can be used to offset the impacts from development
3234-Hunter Coast Lowland Spotted Gum Moist Forest	Pittwater and Wagstaffe Spotted Gum Forest in the Sydney	One (1)	NO	Pittwater, Cumberland, Sydney Cataract, Wyong	[IPCT's 3234, 3437

	Basin Bioregion			and Yengo. or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.	
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Reason: To offset the residual biodiversity impacts of the development in accordance with the NSW Biodiversity Offset Scheme.

Like for like credit retirement conditions - Species credit retirement conditions

Prior to issue of the relevant Construction Certificate the class and number of species credits in Table B must be retired to offset the impacts of development.

The requirement to retire credits outlined in Table B may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the Biodiversity Offsets Payment Calculator.

Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of Table B requirements must be provided to the Manager Bushland and Biodiversity of Northern Beaches Council and the Certifier prior to release of construction certification.

Table B Species credits required to be retired – like for like

Impacted species credit species	Number of species credits	IBRA sub-region
Chalinolobus dwyeri / Large-eared Pied Bat	One (1)	Any in NSW

Reason: To offset the residual biodiversity impacts of the development in accordance with the NSW Biodiversity Offset Scheme.

Engagement of Project Ecologist

A Project Ecologist is to be employed for the duration of the approved works to ensure all biodiversity protection measures are carried out in accordance with the Biodiversity Development Assessment Report (Land Eco dated 13/2/25).

The Project Ecologist must have one of the following memberships / accreditation:

- Practising member of the NSW Ecological Consultants Association (<https://www.ecansw.org.au/find-a-consultant/>) OR
- Biodiversity Assessment Method Accredited Assessor under the relevant legislation (<https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor>)

Evidence of engagement of the Project Ecologist is to be provided to the Certifier prior to issue of Construction Certificate.

Reason: To protect native vegetation and wildlife.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Compliance with Ecologist's Recommendations – During Construction

All impact mitigation measures specified in the approved Biodiversity Development Assessment Report are to be implemented at the appropriate stage of development.

Compliance with these measures is to be certified by the Project Ecologist in writing to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To confirm compliance with wildlife and habitat protection/replacement measures.

Wildlife Protection

If construction activity associated with this development results in injury or displacement of a native mammal, bird, reptile or amphibian, a licensed 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

Compliance with Ecologist's Recommendations – Post Construction

All impact mitigation measures specified in the approved Biodiversity Development Assessment Report are to be implemented at the appropriate stage of development.

Written and photographic evidence of compliance is to be prepared by the Project Ecologist and provided to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To confirm compliance with wildlife and habitat protection/replacement measures.

No Weeds Imported On To The Site

No Priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan) are to be imported on to the site prior to or during construction works.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To reduce the risk of site works contributing to spread of Priority and environmental weeds.