

Natural Environment Referral Response - Biodiversity

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| Application Number: | DA2025/1538 |
| Proposed Development: | Demolition works and construction of a garage and associated landscape works |
| Date: | 20/11/2025 |
| Responsible Officer | Brittany Harrison |
| Land to be developed (Address): | Lot 1 DP 368941 , 1183 Barrenjoey Road PALM BEACH NSW 2108 |

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 Biodiversity Referrals team have assessed the Development Application for compliance against the following applicable controls and provisions:

- Pittwater LEP 2014 - 7.6 Biodiversity protection
- Pittwater 21 DCP - B4.17 Littoral Rainforest - Endangered Ecological Community
- Biosecurity Act 2015 (NSW)

This proposed development takes place on an already developed site. The existing dwelling will be demolished and replaced with a landscaped area, and a new garage and driveway will be built on the north-western edge of the site.

A visit to site by the Biodiversity and Planning team found that the site is populated by multiple priority weed species (e.g. Bamboo, Asparagus fern (*Asparagus setaceus*), Privet (*Ligustrum spp.*), *Ochna serrulata*, *Ehrharta spp.*, Agapanthus, etc.). These must be removed from site in accordance with the Biosecurity Act 2015 (NSW).

The planting schedule included with the Landscape Plans (Lesiuk Studios, Oct 2025) currently includes just under 55% plants native to the Littoral Rainforest - Endangered Ecological Community. In accordance with P21DCP B4.17, this must be updated to ensure that a minimum of 80% of new planting incorporates native species (as per species found on the site or listed in Littoral Rainforest Endangered Ecological Community), by proportion of number of plants. Additionally, the Landscape Plans propose the removal of a tree that appears to be within the proposed development footprint of the new garage. As this species is a mature Cabbage Tree Palm (*Livistona australis*), this requires council approval for removal. This is granted on the condition of a like-for-like replacement.

Finally, the property seems to have been vacant for some time and the existing dwelling that is proposed for removal has holes in the roof and at least one open window. It will therefore be conditioned that all

habitat (including the dwelling and brush turkey mound) be inspected for fauna prior to removal.

There are no objections to this proposed development, subject to conditions.

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

No Clearing of Vegetation

Unless otherwise exempt, no vegetation is to be cleared prior to issue of a Construction Certificate.

Details demonstrating compliance are to be submitted to the Certifier prior to issue of Construction Certificate.

Reason: To protect native vegetation.

Amendment of Landscape Plans

The submitted Landscape Plan is to be amended in accordance with the following:

- The Landscape Plans must be amended to ensure that a minimum of 80% of new plants are locally native species as a proportion of the total number of plants. Locally native species are to be consistent with the Littoral Rainforest Endangered Ecological Community.

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

Reason: To maintain and replace habitat on the site.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Pre-clearance Survey

Any habitat for native wildlife (including tree hollows, the dwelling to be demolished, and brush turkey mounds) approved for removal is to be inspected for native wildlife prior to its removal. If native wildlife is found within habitat to be removed, a licensed wildlife rescue and rehabilitation organisation must be contacted for advice.

Any incidents in which native wildlife are injured or killed as a result of works are to be recorded, in addition to details of any action taken in response.

Written evidence of compliance (including records of inspections and any wildlife incidents) is to be provided to the Principal Certifier prior to any Occupation Certificate.

Reason: To protect native wildlife.

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.

Protection of Habitat Features

All natural landscape features, including any rock outcrops, native vegetation and/or watercourses, are to remain undisturbed during the construction works, except where affected by necessary works detailed on approved plans.

Reason: To protect wildlife habitat.

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 Certifier prior to issue of any Occupation Certificate.

Reason: To protect wildlife habitat.

Replacement of Canopy Trees

At least 1 Cabbage Tree Palm (*Livistona australis*) is to be planted on the site to replace the protected tree approved for removal. Species are to have a minimum mature height of 8.5m and be consistent with the Native Planting Guide available on Council's website.

Tree plantings 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.

Replacement plantings are to be certified as being completed in accordance with these conditions of consent by a qualified landscape architect, and details submitted to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To establish appropriate native landscaping.

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.

Priority Weed Removal and Management

All Priority weeds (as specified in the Northern Beaches Local Weed Management Plan) within the

development footprint are to be removed using an appropriate control method.

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 weeds.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Protection of Habitat Features

All natural landscape features, including any rock outcrops, native vegetation, soil and/or watercourses, are to remain undisturbed except where affected by necessary works detailed on approved plans.

Reason: To protect wildlife habitat.