

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2024/0635
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a swimming pool
<b>Date:</b>	20/06/2024
<b>Responsible Officer</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 2 DP 554948 , 20 Beatty Street BALGOWLAH HEIGHTS NSW 2093

### 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 comments in this referral relate to the following applicable controls and provisions:

- SEPP (Resilience and Hazards) 2021 - Coastal Environment Area

The proposal has been submitted with an arboricultural impact assessment which has assessed the condition of a total of 47 trees. A total of 36 trees have been given a retention value of "Remove". A total of 4 prescribed trees (14, 15, 16 and 21) are proposed for removal from the site. Removal of prescribed trees 16 and 21 can be supported as no alternative designs are available, however, conditions will be recommended to ensure appropriate like for like tree replacements are considered.

The submitted landscape plan includes a number of trees, shrubs and groundcovers. Amendments will be conditioned to ensure that species selection as well as the number of trees included are appropriate to compensate for the loss of prescribed trees. Additionally, species identified as weeds in the Northern Beaches Local Priority Weeds Management Plan and/or under the Biosecurity Act 2015 will have to be replaced with a suitable native alternative (i.e. *Raphiolepis indica*).

The development is designed, sited and will be managed to avoid any significant adverse environmental impact.

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:

- Inclusion of two *Angophora costata* trees to compensate for the loss of prescribed trees 16 and 21 as these are hollow bearing trees.
- Removal of all exempt species as identified on Council's website (<https://www.northernbeaches.nsw.gov.au/environment/trees/exempt-tree-species-list>) and replacement with a suitable native alternative
- Removal of all species identified as weeds on the Northern Beaches Local Priority Weed Management Plan and replacement with a suitable native alternative
- Removal of all species identified as weeds under the Biosecurity Act 2015 (i.e. *Murraya paniculata*) and replacement with a suitable native alternative

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) 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**

### **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.

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

### **Control of Domestic Dogs/Cats**

Domestic dogs and cats are to be kept from entering wildlife habitat areas at all times.

Dogs and cats are to be kept in an enclosed area and/or inside the dwelling, or on a leash such that they cannot enter areas of wildlife habitat, bushland or foreshore unrestrained, on the site or on surrounding properties or reserves.

Reason: To protect native wildlife and habitat.