

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/1231
Responsible Officer	Catriona Shirley
Land to be developed (Address):	Lot 15 DP 24563 , 81 Cabarita Road AVALON BEACH NSW 2107

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 alterations and additions will occur predominately within the existing building footprint. One significant tree (Spotted Gum) is located in proximity to development works and tree protection measures shall be undertaken to minimise impacts and allow retention of the tree. The immediate area of the existing dwelling is surrounded by landscaped gardens, with the areas of native bushland downslope to be unaffected.

The development has been assessed against the relevant planning controls including *7.6 Biodiversity* of the PLEP 2014 and *B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community*, *B4.1 Flora and Fauna Conservation Category 1 Land* and *B4.3 Flora and Fauna Habitat Enhancement Category 2 Land*. The controls are satisfied as the development is proposed in the area of least impact on PSGF and there will be no significant net loss of PSGF vegetation.

Additional assessment is not required however P21 DCP B4.7 requires the planting of two canopy trees or appropriate native vegetation (at least 80% of any new planting incorporates native vegetation (as per species found on the site or listed in Pittwater Spotted Gum Endangered Ecological Community), and removal/ control of noxious and environmental weeds.

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 COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Native Vegetation Protection

Guards or fences are to be provided around native vegetation as identified/ nominated on the approved plans. The guards or fences are to be installed prior to the commencement of any work on the site. No works, including utility installations (eg water, sewer, telephone, drainage), are to be undertaken within 4 metres of the trunk of any such trees. The tree guards shall be a minimum 1200mm high at least four (4) metres from the base of the nominated tree/s and constructed from timber posts and rails or posts and suitable plywood panels.

Reason: To protect and retain trees/the natural environment proposed for retention.

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

Weed Removal and Management

No weeds are to be imported on to the site.

All invasive and priority weeds on the site are to be removed and managed continuously, in accordance with the Biosecurity Act 2015.

Details demonstrating the removal and management of weeds are to be prepared by the project ecologist in writing and submitted to the Principal Certifying Authority prior to occupation certificate.

Reason: Weed management and biosecurity

Planting - to ensure no nett loss on site

Landscaping of the existing bank as marked on the Site Analysis Plan (Drawing DA01 Peter Paine dated 20/03/2019) shall ensure that at least 80% of any new planting incorporates native vegetation (as per species found on the site or listed in Pittwater Spotted Gum Endangered Ecological Community) A minimum of ten different shrub, grass and ground cover species are to be planted. Planting is to be certified as adequate by a certified Landscape Architect.

Reason: Habitat replacement.

Tree Planting

At least two locally native canopy trees are to be planted onsite. Canopy tree species are to be a consistent with the Pittwater Spotted Gum vegetation community growing in the locality (*Corymbia maculata*, *Eucalyptus paniculata* or *E. umbra*). All native trees are to be retained for the life of the development, or for their safe natural life. Trees that die or are removed must be replaced with another locally native canopy tree. Tree plantings are to be certified by the project arborist.

Reason: Tree replacement.

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

Reason: Weed management.

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.

Works to cease if item found

If any Aboriginal Engravings or Relics are unearthed all work is to cease immediately and the Aboriginal Heritage Office (AHO) and Office of Environment and Heritage (OEH) are to be notified.

Reason: To protect Aboriginal Heritage.

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.