

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/0045
Proposed Development:	Demolition works and construction of a seniors housing development including basement car parking
Date:	22/03/2023
Responsible Officer	Adam Susko
Land to be developed (Address):	Lot 34 DP 4689 , 36 Bardo Road NEWPORT NSW 2106

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 proposal seeks approval for demolition works and construction of a seniors housing development including basement car parking.

The comments on this referral relate to the following controls and provisions:

- Pittwater LEP 2014 - Clause 7.6 Biodiversity Protection
- Pittwater 21 DCP - Clause B4.6 Wildlife Corridors

The proposal has been submitted with an Arboricultural Impact Assessment (AIA) as well as a Landscape plan including a planting schedule.

A total of 8 trees were assessed in the AIA and it has been recommended that trees 1-4 and 6-8 are removed to accommodate the proposed footprint. An additional tree described as TA (*Melaleuca viminalis*), located on the council verge has also been nominated for removal to facilitate the proposed works, its removal is subject to approval by the Landscape Referral team. A number of additional trees which are found within the development footprint have not been included in the AIA. However, upon review of additional documentation provided and a desktop survey it has been determined that these are exempt species including a Camelia sp. and two Bangalow palms (*Archontophoenix cunninghamiana*).

The provided landscape plan includes a planting schedule that complies with PDCCP B4.6 controls ensuring "development shall ensure that at least 60% of any new planting incorporates native vegetation (as per species listed in Native Plants for Your Garden available on the Pittwater Council website). Landscaping is to be outside areas of existing bushland and not include 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

Wildlife Protection

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

No Weeds Imported On To The Site

No Priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan 2021 – 2026) 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.