

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/0714
Proposed Development:	Demolition works and alterations and additions to the Covenant Christian School
Date:	03/04/2024
Responsible Officer	Alex Keller
Land to be developed (Address):	Lot 101 DP 1159742 , 212 Forest Way BELROSE NSW 2085 Lot 1 DP 725754 , 212 Forest Way BELROSE NSW 2085 Lot 2 DP 725754 , 212 Forest Way BELROSE NSW 2085

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 alterations and additions to the Covenant Christian School.

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

- Planning for Bushfire Protection 2019
- WLEP 2000 - Clause 56 Retaining distinctive environmental features on sites
- WLEP 2000 - Clause 58 Protection of existing flora

The proposal has been submitted with a Landscape plan that will need to be amended to avoid inclusion of identified weeds (e.g. *Raphiolepis indica*).

A single exempt tree (*Fraxinus* spp.) will be removed for the works to take place and no objections are raised in relation to its removal. Two *Lagerstroemia indica* will be planted to compensate for the removal.

No native vegetation or fauna habitat would be impacted, 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**

Amendment of Landscape Plans

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

- Removal and replacement of *Raphiolepis indica* with a suitable alternative.

The Landscape Plan is to be amended by a qualified landscape architect and provided to the Principal 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

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**

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.