

## Natural Environment Referral Response - Biodiversity

Application Number:	DA2018/1873
Responsible Officer	Adam Urbancic
Land to be developed (Address):	Lot 55 DP 12838 , 160 Plateau Road BILGOLA PLATEAU 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 proposal has been assessed against Pittwater LEP 7.6, and DCP B4.4. The proposed works are in the vicinity of a *Corymbia gummifera* at the front of the property and an *Angophora costata* on the adjacent right of carriageway. The Arborist report shows both trees can be retained. Biodiversity raises no further issues subject to the recommendations of the Arborist report being implemented.

### Referral Body Recommendation

Recommended for approval, subject to conditions

### Recommended Natural Environment Conditions:

#### CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

#### Compliance with Arborist's Recommendations

All pre-construction tree protection measures specified in the Arborist report (prepared by Growing My way tree consultancy, dated November 2018) are to be implemented at the appropriate stage of development. Compliance with pre-construction measures is to be certified by the project arborist prior to issue of the Construction Certificate.

Reason: To confirm compliance with tree protection/replacement measures in accordance with relevant Natural Environment LEP/DCP controls.(DACNECPCC2)

#### CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

### Arborist recommendations

All tree protection measures as specified in the Arborist report (prepared by Growing My way tree consultancy, dated November 2018) are to be implemented at the appropriate stage of development. Compliance is to be certified by the project arborist prior to issue of the Occupation Certificate.  
Reason: To confirm compliance with tree protection/replacement measures in accordance with relevant Natural Environment LEP/DCP controls. DACNEEDW1)

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

### **Arborist recommendations**

All tree protection measures as specified in the Arborist report (prepared by Growing My way tree consultancy, dated November 2018) are to be implemented at the appropriate stage of development. Compliance is to be certified by the project arborist prior to issue of the Occupation Certificate.  
Reason: To confirm compliance with tree protection/replacement measures in accordance with relevant Natural Environment LEP/DCP controls. (DACNEFPOC1)

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

### **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 protect native wildlife in accordance with Section 2.1 of the NSW Biodiversity Conservation Act 2016.