

Natural Environment Referral Response - Biodiversity

Application Number:	DA2020/1615
Date:	03/02/2021
Responsible Officer	Lashta Haidari
Land to be developed (Address):	Lot 100 DP 16682 , 14 Kalang Road ELANORA HEIGHTS NSW 2101

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

Council's biodiversity referrals team have assessed this development application for compliance against the following relevant provisions:

- Pittwater 21 DCP clause B4.2 Flora and Fauna Conservation Category 1 and Wildlife Corridor
- Pittwater 21 DCP clause B4.3 Flora and Fauna Habitat Enhancement Category 2 Land

The submitted Architectural plans identify that two (2) trees will require removal to facilitate the proposed development. All other trees within the rear of the property will be retained and protected. The removal of the two (2) trees will be compensated through planting of replacement canopy trees at a 1:1 replacement ratio. Replacement canopy trees should be selected from the Native Plant Species Guide - Narrabeen Ward, which is available on Council's website (<https://www.northernbeaches.nsw.gov.au/node/34931>). Tree plantings are to be retained for the life of the development and/or for their safe natural life. Trees that die or are removed must be replaced with another locally native canopy tree.

On internal assessment, Council's biodiversity referrals team are satisfied that the proposed development application complies with the relevant P21DCP controls listed above, subject to these consent conditions.

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:

- Addition of two (2) replacement canopy trees. Species are to be selected from the Native Plant Species Guide - Narrabeen Ward

The amended Landscape Plan is to be certified by a qualified landscape architect and provided to the Certifying Authority prior to issue of the Construction Certificate.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

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.

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

Certification of Landscape Plan

Landscaping is to be implemented in accordance with the approved Landscape Plans (Drafting Help 2020) and these conditions of consent.

Details demonstrating compliance are to be prepared by the landscape architect and provided to the Principal Certifying Authority prior to issue of the Occupation Certificate.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site.

Replacement of Canopy Trees

At least two (2) locally native canopy trees are to be planted on site to replace protected trees approved for removal. Species are to have a minimum mature height of 8.5m and be consistent with species listed on the Native Plant Species Guide - Narrabeen Ward, which is available on Councils website.

Tree plantings are to be retained for the life of the development and/or for their safe natural life. Trees that die or are removed must be replaced with another locally native canopy tree.

Replacement plantings are to be certified as being completed in accordance with these conditions of consent by a qualified landscape architect, and details submitted to the Principal Certifying Authority prior to issue of any Occupation Certificate.

Reason: To establish appropriate native landscaping.

No Weeds Imported On To The Site

No Priority or environmental weeds (as specified on the NSW WeedWise website) are to be imported on to the site prior to or during construction works.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to issue of any Occupation Certificate.

Reason: To reduce the risk of site works contributing to spread of Priority and environmental weeds.