

Natural Environment Referral Response - Biodiversity

| | |
|--|--|
| Application Number: | DA2023/1869 |
| Proposed Development: | Demolition works and construction of a Residential Flat Building including the consolidation of 3 lots into 1 |
| Date: | 14/05/2024 |
| Responsible Officer | Gareth David |
| Land to be developed (Address): | Lot 5B DP 158658 , 58 Beaconsfield Street NEWPORT NSW 2106 Lot 6 DP 1096088 , 56 Beaconsfield Street NEWPORT NSW 2106 Lot 7B DP 162021 , 54 Beaconsfield Street 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

AMENDED COMMENTS

A Flora and Fauna Assessment (Narla Environmental, May 2024) has been submitted with the application and concluded that the proposed development does not trigger entry into the Biodiversity Offsets Scheme and is unlikely to have an impact on threatened flora or fauna. The proposal would result in the removal of 0.05 Ha of native vegetation classified as Central Coast Escarpment Moist Forest and an additional 0.04 Ha of exotic vegetation.

The amended landscape plan (Wyer and Co, May 2024) submitted with the application includes a number of trees that is sufficient to compensate the removal of trees for the proposed works. However, amendments will be required to include a number of like for like replacements for the removal of prescribed trees that are also identified as diagnostic species of the ecological community identified on site in the submitted Flora and Fauna Assessment. This will be conditioned.

The development is designed, sited and will be managed to avoid any significant adverse environmental impact.

ORIGINAL COMMENTS

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

- Pittwater 21 DCP - Clause B4.5 Landscape and Flora and Fauna Enhancement Category 3 Land

An arboricultural impact assessment (EZI Grow, November 2023) has been submitted with the application and concluded that a total of 39 trees would need to be removed if the application is approved in its current form. Therefore, a Flora and Fauna Assessment as per the will be required as per the **Biodiversity Requirements for Development Applications** found on Council's website: <https://www.northernbeaches.nsw.gov.au/planning-and-development/building-and-renovations/environmental-and-community-protections>.

The Biodiversity Referral will recommence upon reception of a Flora and Fauna Assessment prepared by a suitably qualified ecologist.

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

No Clearing of Vegetation

Unless otherwise exempt, no vegetation is to be cleared prior to issue of a Construction Certificate.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to issue of Construction Certificate.

Reason: To protect native vegetation.

Amendment of Landscape Plans

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

- The landscape plan will have to include like for like replacements for the removal of trees 9, 10, 11, 13, 28 and 29 in line with the outcomes of PDCP B4.5 which aim to attain "the long-term viability and enhancement of locally native flora and fauna and their habitats".

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.

Priority Weed Removal and Management

All Priority weeds (as specified in the Northern Beaches Local Weed Management Plan) within the development footprint are to be removed using an appropriate control method.

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 weeds.

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

Control of Domestic Dogs/Cats

Domestic dogs and cats are to be kept from entering wildlife habitat areas at all times.

Dogs and cats are to be kept in an enclosed area and/or inside the dwelling, or on a leash such that they cannot enter areas of wildlife habitat, bushland or foreshore unrestrained, on the site or on surrounding properties or reserves.

Reason: To protect native wildlife and habitat.