

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2021/1919
<b>Date:</b>	20/10/2021
<b>Responsible Officer</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot E DP 344350 , 105 Florida Road PALM BEACH NSW 2108

### 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 application seeks approval for alterations and additions to an existing dwelling including to:

- Demolish existing stairs, retaining walls and paving.
- Remove two trees and transplant a third.
- Construct replacement stairs and retaining walls.
- Construct a concrete swimming pool.
- Install two new trees.
- Install associated landscape works.

Council's Natural Environment Unit - Biodiversity referral team have reviewed the application for consistency against the relevant environmental legislation and controls, including:

#### **Biodiversity Conservation Act 2016 (BC Act) Pittwater Local Environmental Plan (PLEP)**

- 7.6 Biodiversity Protection

#### **Pittwater Development Control Plan (PDCP)**

- B4.6 Wildlife Corridors

The application seeks to remove three trees (T.1, 3, 4) and transplant one (T.2). Of these trees, two are exempt (T.2, 4) and do not Council approval. NECC (Bushland and Biodiversity) have no objection to

the removal of the two prescribed trees (T. 1, 3) subject to replacement in accordance with the Landscape Plan (Serenescapes 2021). The provision of these replacement plantings ensures consistency with B4.6 of the Pittwater DCP.

Subject to conditions the Bushland and Biodiversity referral team find the application to be consistent against relevant environmental controls.

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 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 (Serenescapes 2021) 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.

**No Weeds Imported On To The Site**

No Priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan 2019 – 2023) 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.

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

**Replacement of Canopy Trees**

Tree replacement plantings required under this consent 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.

Reason: To replace locally native trees.