

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/1679
Proposed Development:	Alterations and additions to a dwelling house
Date:	14/12/2023
Responsible Officer	Nick Keeler
Land to be developed (Address):	Lot 315 DP 16327 , 179 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

Additional Comments - 14th December 2023

An Arboricultural Impact Assessment has been submitted with the application which assessed two prescribed trees within the lot. The arborist has recommended the retention of Tree 3 (*Angophora costata*) and removal of Tree 4 (*Angophora costata*) due to impacts within the structural root zone. Council's Landscape referrals is noted and based on their referral and the recommendations of the Arborist in relation to the health of the tree, no objections are raised in relation to biodiversity, subject to conditions including replacement trees. It is noted that one canopy tree is proposed within the rear yard (Canopy Design, 6 November 2023).

Original Comments - 5th December 2023

Council's Biodiversity Referrals team have assessed the Development Application for compliance against the following applicable biodiversity related provisions:

- Pittwater LEP 2014 cl. 7.6 Biodiversity Protection
- Pittwater 21 DCP cl. B4.6 Wildlife Corridors

The Development Application seeks consent for Alterations and additions to a dwelling house.

Submitted documentation identifies that one (1) tree will require removal as stated in the Statement of Environmental Effects (Canopy Design November 2023) and displayed on the Master Plans (Canopy Designs November 2023). The SEE also makes mention of an Arboricultural Impact Assessment, which does not appear to have been submitted with the application. Justification for the removal of the tree and assessment of the health of the tree by the Arborist is required.

Upon submission of the Arborist Report, Council's Biodiversity referrals team will recommence assessment of the application.

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.

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.

Protection of Habitat Features

All natural landscape features, including any rock outcrops, native vegetation and/or watercourses, are to remain undisturbed during the construction works, except where affected by necessary works detailed on approved plans.

Reason: To protect wildlife habitat.

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

Replacement of Canopy Trees

At least 1 locally native canopy trees are to be planted on the site to replace protected trees approved for removal. Species are to have a minimum mature height of 8.5m and be consistent with the Native Planting Guide available on Council's 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 Certifier 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 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.