

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/0803
Proposed Development:	Alterations and additions to the existing Hills Flower Market site
Date:	30/06/2023
Responsible Officer	Maxwell Duncan
Land to be developed (Address):	Part Lot 1 DP 845094 , 287 Mona Vale Road TERREY HILLS NSW 2084

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 seeks approval for Alterations and additions to the existing Hills Flower Market site. The comments in this referral relate to the following applicable controls and provisions:

- NSW Biodiversity Conservation Act 2016
- Planning for Bushfire Protection 2019
- Warringah DCP - Clause E2 Prescribed Vegetation

The proposal has been submitted with an Arboricultural Impact Assessment (AIA) that has assessed a total of 47 trees and determined that a total of 3 high category trees (2, 4 and 5) and another 25 low category trees would have to be removed in order to facilitate the proposed alterations and additions (1, 3, 8, 9, 10, 11, 12, 14, 15, 16, 18, 20, 22, 23, 24, 25, 27, 28, 29, 30, 31, 21, 33, 34 and 35). Of these 28 trees a total of 7 trees are prescribed (4, 18, 20, 22, 33, 34 and 35). The submitted Tree management plan (pages 27 and 28 of the AIA) shows another 6 additional trees have been removed before the submission of the application.

The submitted Bushfire report that has determined that the level of risk to be awarded to the site is BAL 12.5. The BF report has also determined that the existing Asset Protection Zones (APZ) are compliant with PBP 2019 requirements. Therefore, no additional vegetation removal will be required for the establishment of APZs.

The proposed Landscape Proposal includes a total of 14 native trees and a range of native shrubs, groundcovers and climbers which are found to be adequate for the area.

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

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 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**

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.