

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2025/0150
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house including swimming pool
<b>Date:</b>	03/04/2025
<b>Responsible Officer</b>	Anaiis Sarkissian
<b>Land to be developed (Address):</b>	Lot 19 DP 8698 , 77 Central Road AVALON BEACH 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

#### AMENDED COMMENTS

Amended plans and documents have been submitted and tree 7 is now shown as retained. In addition, the proposed landscaping schedule is now compliant with PDCP B4.6. Conditions are recommended.

#### ORIGINAL COMMENTS

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

- Pittwater LEP Clause 7.6 Biodiversity Protection
- Pittwater DCP Clause B4.6 Wildlife Corridors

The proposal has been submitted with an arboricultural impact assessment that has concluded that a total of 5 trees would need to be removed for the proposed works to take place. The removal of trees 8, 9, 11 and 12 is not objected to on the basis that these are exempt species and/or are also identified as weeds under the Biosecurity Act 2015. However, the removal of tree 7 which is a prescribed tree found on Council's road reserve is objected to on the grounds of alternative solutions being available to allow for its retention as established in the Landscape Referral.

Furthermore, the application has been submitted with a Planting Landscaping Schedule which has included exempt species identified as weeds in the Northern Beaches (i.e. Cupaniopsis) and will need to be amended to ensure compliance with PDCP B4.6 where: "Development shall ensure that at least 60% of any new planting incorporates native vegetation (as per species listed in Native Plants for Your

Garden available on the Pittwater Council website). Landscaping is to be outside areas of existing bushland and not include environmental weeds."

The Biodiversity Referral will recommence upon receipt of amended plans and documentation.

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**

#### **Native Landscaping**

Any new landscaping is to incorporate a minimum 60% locally native vegetation species as a proportion of the total number of plants. Locally native species are to be consistent with the relevant section of the Native Planting Guide available on Council's website.

Details demonstrating compliance are to be provided to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To ensure compliance with the requirement to retain and protect native 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) 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.

### **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.