

Natural Environment Referral Response - Biodiversity

| | |
|--|--|
| Application Number: | DA2024/0190 |
| Proposed Development: | Demolition works and construction of a residential flat building |
| Date: | 15/03/2024 |
| Responsible Officer | Adam Croft |
| Land to be developed (Address): | <p>Lot 2 SP 57603 , 2 / 32 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 2 SP 57603 , 2 / 32 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 4 SP 57603 , 4 / 32 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 4 SP 57603 , 4 / 32 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 1 SP 57603 , 1 / 32 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 1 SP 57603 , 1 / 32 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 3 SP 57603 , 3 / 32 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 3 SP 57603 , 3 / 32 Golf Avenue MONA VALE NSW 2103</p> <p>Lot CP SP 57603 , 32 Golf Avenue MONA VALE NSW 2103</p> |

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

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

The application has been submitted with an arborist report that has recommended the removal of a of trees 11, 16, 19a, 19b, 20, 21, 22, 23 and 24. Trees 19a, 19b, 20, 22 and 23 are prescribed trees that would be directly impacted by the proposed works and have a low retention value. Their removal will

not be objected to subject to like for like replacement.

The proposed landscape plan includes a number of replacement trees consistent with PDCP B4.5 but will have to be amended to avoid inclusion of environmental weeds such as *Lagerstroemia* and include a total of 60% or more native vegetation.

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 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 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:

- Replacement of *Lagerstroemia fauriei* "fantasy" with a suitable native alternative.

The Landscape Plan is to be amended by a qualified landscape architect and provided to the 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

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.

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.