

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0100
Responsible Officer	Ashley Warnest
Land to be developed (Address):	Lot 18 DP 12838 , 90 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

This application was assessed under Pittwater LEP Clause 7.6 Biodiversity, and Pittwater DCP Clause B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor.

The proposal is for the alterations and additions to the existing dwelling which includes a new outdoor living extension and landscaping to the rear of the existing dwelling. The Arborist Report (Tree Survey 31/01/2019) states that the proposal will result in the removal of at least 2 trees (T9 and T10), and another 3 (T11, T13 and T18) have been identified for removal regardless of the development impacts. The Arborist has stated that T18 *Corymbia gummifera* has "severe basal decay" although has been assigned "good" health and "high" priority for retention. No Landscape Plan was provided with the application.

One large tree (T12) will undergo minor TPZ encroachment 9% and will require monitoring and protection during construction. All trees to be retained will require protection during construction works.

To comply with natural environment controls, any native trees to be removed to facilitate the development must be replaced 3:1. A Landscape Plan is required to include a minimum of 60% native species and to include no environmental weeds. Any new fencing shall be passable by native wildlife.

Council's Natural Environment - Biodiversity section supports the application, subject to conditions.

Referral Body Recommendation

Recommended for approval, subject to conditions

Recommended Natural Environment Conditions:

DA2019/0100

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Preparation of Landscape Plans

Detailed Landscape Plans are to be prepared and certified by a qualified landscape architect, arborist or ecologist and are to include the following:

- the location of existing trees and vegetation to be retained, removed and/or planted. The structural root zone (SRZ) and tree protection zone (TPZ) of all existing trees should be indicated in accordance with the Arborist Report.
- A planting schedule comprising at least 60% local native species. The planting schedule is to specify details including stratum, species/common names, quantities, pot sizes and staking details. No environmental weeds.
- The proposed finished treatment of garden areas, including soil depth and the location of retaining walls and underground services.
- Any native trees to be removed require replacement at a 3:1 ratio using Council's Tree Guide.

The Landscape Plan is to be certified prior to issue of the Construction Certificate.

Reason: To ensure landscaping is consistent with relevant Natural Environment LEP/DCP controls. (DACNECPCC1)

Compliance with Arborist's Recommendations – Pre-construction

All pre-construction tree protection measures specified in Section 4 and Appendix 2 of the submitted arborist report (Tree Survey Pty Ltd, 31/01/2019) and these conditions of consent are to be implemented at the appropriate stage of development. This includes Hold Points as specified in Table 1 of the Arborist report and the appointment of a Project Arborist with a minimum AQF level 5 qualification.

Compliance with pre-construction measures is to be certified by the project arborist, including photographic evidence, prior to issue of the Construction Certificate.

Reason: To confirm compliance with tree protection/replacement measures in accordance with relevant Natural Environment LEP/DCP controls. (DACNECPCC2)

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Implement Arborist's Recommendations – During Construction

All tree protection measures to be implemented during construction, as specified in Section 4 and Appendix 2 & 3 of the submitted arborist report and these conditions of consent are to be implemented at the appropriate stage of development. Compliance with these measures is to be certified by the project arborist prior to issue of the Occupation Certificate. This includes Hold Points as specified in Table 1 of the Arborist report.

All works which within the TPZ of T12 must be supervised by the Project Arborist.

No storage of building materials or building waste, excavated fill or topsoil storage is to occur within 5m or the notional TPZ of trees shown on the approved plans as being retained or within protective fenced areas. Drainage is to be arranged such that fill, building materials or contaminants are not washed into protective fenced areas.

Details of compliance, including photographic evidence, is to be submitted to the Principal Certifying Authority prior to issue of Occupation Certificate.

Reason: To confirm compliance with tree protection/replacement measures in accordance with relevant Natural Environment LEP/DCP controls. (DACNEEDW1)

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

Compliance with Arborist's Recommendations – Post-construction

All tree protection measures to be implemented, as specified in the submitted arborist report and these conditions of consent are to be implemented at the appropriate stage of development. This includes Hold Points as specified in Table 1 of the Arborist report.

Satisfactory establishment/initiation of post-construction measures is to be certified by the consulting arborist prior to issue of the Occupation Certificate. This includes a final inspection of tree by the Project Arborist.

Reason: To confirm compliance with tree protection/replacement measures in accordance with relevant Natural Environment LEP/DCP controls. (DACNEFPOC1)

New vegetation planting

New planting is to be implemented in accordance with the approved Landscape Plans as per these conditions of consent, specifically a minimum of 60% locally native species and replacement of canopy trees.

The new landscaping is to be certified as complete and in accordance with approved Landscape Plans and these conditions of consent by a qualified landscape architect, arborist or ecologist prior to issue of any Occupation Certificate.

Reason: To ensure landscaping is consistent with relevant Natural Environment LEP/DCP controls.

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

No Planting Environmental Weeds

No environmental weeds are to be planted on the site. Information on weeds of the Northern Beaches can be found at the NSW WeedWise website (<http://weeds.dpi.nsw.gov.au/>).

Reason: Weed management.

Works to cease if Aboriginal item found

If any Aboriginal Engravings or Relics are unearthed all work is to cease immediately and the Aboriginal Heritage Office (AHO) and Office of Environment and Heritage (OEH) are to be notified.

Reason: To protect Aboriginal Heritage.

Dead or Injured Wildlife

If construction activity associated with this development results in injury or death of a native mammal, bird, reptile or amphibian, a registered wildlife rescue and rehabilitation organisation must be contacted for advice.

Reason: To mitigate potential impacts to native wildlife resulting from construction activity.

Fencing for Wildlife Passage

Any new fencing is to be made passable to native wildlife. Hole dimensions are to be a minimum of

150mm wide x 100mm high at ground level spaced at 6 metre intervals.

Reason: Management of wildlife corridors