

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2024/0449
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	29/05/2024
<b>Responsible Officer</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot 17 DP 263422 , 5 Dendrobium Crescent ELANORA HEIGHTS NSW 2101

### 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

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

- Pittwater LEP 2014 cl. 7.6 Biodiversity Protection
- Pittwater 21 DCP cl. B4.18 Heathland/Woodland Vegetation

The application has been submitted with an Arboricultural Impact Assessment (Raintree Consulting, April 2024) which has recommended the removal of 4 x native prescribed trees including T11, T12, T14 and T17 all of which are *Corymbia gummifera* (Red Bloodwood). An additional 3 x native prescribed trees (T19, T20 and T21) have major TPZ encroachments due to the proposed works and as such the Arborist has recommended redesign or on-site arborist management in order to retain the trees. Council's Landscape Referrals team have conditioned accordingly.

The Arborist Report notes that T9 (proposed for retention) and T14 have glider scars. Council inspection identified that the glider scars are old and that there are ample habitat trees for Sugar Gliders in the broader site, however to compensate for the loss of these feed trees, an additional 4 x *Corymbia gummifera* trees are required to be planted on site.

The Landscape Concept Plans (Michael Doak, 25/11/23) have indicated that the trees proposed for removal for Area 2 - Kitchen Garden are to be removed through the 10/50 clearing entitlement. It appears these trees are >10m from the existing dwelling, and as such 10/50 does not apply in this instance.

No objection to the proposal in relation to biodiversity, subject to conditions.

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.

**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**

**Protection of Habitat Features**

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

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

Reason: To protect wildlife habitat.

**Replacement of Canopy Trees**

At least 4 x *Corymbia gummifera* 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.

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.