

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2022/2246
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house including swimming pool
<b>Date:</b>	24/02/2023
<b>Responsible Officer</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 38 DP 13760 , 206 Hudson Parade CLAREVILLE NSW 2107 Lot LIC 310684 , 206 Hudson Parade CLAREVILLE 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

The proposal seeks approval for demolition of an existing dwelling and construction of a new dwelling. The comments on this referral relate to the following applicable controls and provisions:

- SEPP (Resilience and Hazards) 2021 Development within the coastal environment
- Pittwater LEP 2014 - Clause 7.6 Biodiversity Protection
- Pittwater 21 DCP - Clause B4.7 Pittwater Spotted Gum Forest Endangered Ecological Community

The proposal has been submitted with an accompanying arborist report which has assessed a total of 7 trees and recommended the removal of a single tree (Tree #2 - Unidentified species) and has established that all other trees can be retained with relevant protection and management measures. However, the master plans submitted with the application have shown that trees 2, 3 (*Melaleuca styphelioides*) and 5 (*Schefflera* sp.) will be removed.

The submitted Landscape Plan does not include replacement plantings to compensate for the loss of native canopy cover. As per PDPC21 B4.7, "Development shall ensure that at least 80% of any new planting incorporates native vegetation (as per species found on the site or listed in Pittwater Spotted Gum Endangered Ecological Community)". This will be conditioned.

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**

**Amendment of Landscape Plans**

The submitted Landscape Plan is to be amended in accordance with the following:

- At least 80% (as a proportion of the total number of plants) of new landscaping is to be composed of species from the Pittwater Spotted Gum Forest Endangered Ecological Community.
- Provision of at least one (1) locally native canopy tree, selected from the Pittwater Spotted Gum Forest Endangered Ecological Community.

The amended Landscape Plan is to be certified by a qualified landscape architect and provided to the Certifier prior to issue of the Construction Certificate.

Reason: To achieve compliance with technical requirements of PDCP B4.7 Pittwater Spotted Gum Forest Endangered Ecological Community.

**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 registered 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**

**No Weeds Imported On To The Site**

No Priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan 2021 – 2026) 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.