

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2023/0488
Proposed Development:	Modification of Development Consent DA2019/1421 granted for Alterations and additions to an existing dwelling house
Date:	26/09/2023
Responsible Officer	Claire Ryan
Land to be developed (Address):	Lot 57 DP 6195 , 5 Surfview Road MONA VALE NSW 2103

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 Modification of Development Consent DA2019/1421 granted for Alterations and additions to an existing dwelling house.

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

- SEPP (Resilience and Hazards) 2021 - Development within the coastal environment
- Pittwater 21 DCP - Clause B4.5 Landscape and Flora and Fauna Enhancement Category 3 Land

The proposal would take place in a previously disturbed site. An arboricultural impact assessment (AIA) has been submitted with the application and has recommended the removal of trees 3 (*Melaleuca quinquenervia*) and 4 (*Afrocarpus falcatus*). T3 is a prescribed tree and its removal will be conditioned with its like for like replacement. T4 is an introduced species and no objections are raised as to its removal, subject to replacement with another canopy tree (native species encouraged for this replacement).

The AIA has recommended protection measures to allow for the retention of trees 1 (*Araucaria heterophylla*) and tree 2 (*Rhododendron* sp.), due to the potential impacts to T1, which is found in a neighbouring property, this matter is deferred to the Landscape team for final determination.

The submitted landscape plan has included a range of native species. However, the species selection is inconsistent with the ecological community of the Lowlands which is available on Council's website <https://files-preprod-d9.northernbeaches.nsw.gov.au/nbc-prod-files/documents/general-information/native-plant-profiles/pittwaternativegardeningbooklet.pdf>.

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:

- Locally native species are to be consistent with the Lowlands section of the Native Planting Guide available on Council's website.

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

Replacement of Canopy Trees

At least 1 *Melaleuca quinquenervia* is to be planted on the site to replace protected trees approved for removal. Species are to have a minimum mature height of 8.5m and be consistent with the Native Planting Guide available on Council's website.

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.