

Natural Environment Referral Response - Biodiversity

Application Number:	DA2024/0648
Proposed Development:	Demolition works and construction of a new dwelling and boundary adjustment
Date:	16/07/2024
Responsible Officer	Brittany Harrison
Land to be developed (Address):	Lot 7 DP 263921 , 6 Bushrangers Hill NEWPORT NSW 2106 Lot 6 DP 263921 , 5 Bushrangers Hill NEWPORT NSW 2106

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 21 DCP cl. B4.3 Flora and Fauna Habitat Enhancement Category 2 Land

This application relates to Stage 1 of the Development Application which is for the Boundary adjustment between the two parcels known as No 5 Bushrangers Hill (Lot 6 within DP 263921) & No 6 Bushrangers Hill (Lot 7 within DP 263921), demolition of the existing dwelling and its associated structures within No 6 Bushrangers Hill and the construction of a new dwelling and associated facilities within No 5 Bushrangers Hill.

The Development Application is accompanied by a series of Arborist Reports including:

- Arboricultural Impact Assessment (Selena Hannan Landscape Design, 16 April 2024)
- Arboricultural Root Investigation Report (Urban Arbor Pty Ltd, 16 January 2024)
- Arboricultural Impact Report (Landscape Matrix Pty Ltd, 7 March 2023)

The AIA (Selena Hannan 2024) recommends the removal of 4 x native prescribed trees including T2 (Eucalyptus paniculata), T3 (Eucalyptus punctata), T4 (Eucalyptus punctata) and T5 (Eucalyptus

punctata) as they are located within the development footprint. In addition two native Cabbage Tree Palms are proposed for translocation including T34 and T36. All other prescribed trees are proposed for retention and protection.

The Landscape Plan (Selena Hannan Landscape Design, 25 March 2024) proposes a mix of native and exotic planting, however only 2 x Eucalyptus punctata are proposed for canopy replacement. To ensure no net loss of native canopy trees in accordance with P21 DCP cl. B4.3, 2 x additional Eucalypt sp. are to be incorporated into the Landscape Plan to ensure 1:1 replacement plantings. This will be conditioned accordingly.

No objections 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.

Amendment of Landscape Plans

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

- inclusion of two additional canopy trees that must be selected from locally native Eucalypt sp. or those Eucalyptus which are currently on site.

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.

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 locally native 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 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.