

Natural Environment Referral Response - Biodiversity

Application Number:	DA2024/0453
Proposed Development:	Construction of a dwelling house
Date:	02/05/2024
Responsible Officer	Stephanie Gelder
Land to be developed (Address):	Lot 12 DP 270922 , 13 Knight Street WARRIEWOOD NSW 2102

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 comments in this referral relate to the following applicable controls and provisions:
 NSW Biodiversity Conservation Act 2016 (NSW BC Act)
 NSW Biodiversity Conservation Regulation 2017
 Pittwater LEP 2014 - Clause 7.6 Biodiversity Protection
 Pittwater DCP 21 - Clause B4.1 Flora and Fauna Conservation Category 1 Land
 Pittwater DCP 21 - Clause B4.3 Flora and Fauna Habitat Enhancement Category 2 Land

Portions of the site are identified on the Department of Climate Change, Energy, the Environment and Water (DCCEEW) Biodiversity Values Map (BV Map). Under the NSW Biodiversity Conservation Act 2016, any removal of native vegetation from within mapped areas will trigger the Biodiversity Offsets Scheme (BOS) and the requirement for a Biodiversity Development Assessment Report (BDAR). However, as the proposed development is being carried out on a lot that is the result of the approved subdivision under LEC proceedings N0304/14, carried out before the commencement of the BC Act, is zoned R3 and the purpose of the subdivision has not yet been realised, entry into the BOS is not triggered.

The proposal has been submitted with an arboricultural impact assessment (The Tree Guardian, March 2024) that has assessed the condition of a total of 11 trees that could potentially be impacted by the proposed works. The report has recommended the removal of trees 1, 2, 5 -12 and considers that trees 11 and 12 (*Corymbia maculata*) can be successfully transplanted. As per the Landscape Referral, transplanting will not be considered as a valid alternative to compensate for the removal of canopy trees considered in the landscape plan due to the high mortality rates presented after transplantation. IT must be noted that trees 11 and 12 which are to be retained are not represented in

the submitted landscape plan. Therefore, an additional 2 like for like tree replacements will be conditioned.

The submitted landscape plan includes a number of native trees and shrubs that are consistent with the applicable controls. However, the landscape plan will have to be amended in order to include like for like replacements for trees 11 and 12 (*Corymbia maculata*) to ensure that the objectives and outcomes of PLEP 7.6 and PDCP B4.3 are addressed and consider the long term viability of the ecological community and its structure.

The development is designed, sited and will be managed to avoid any significant adverse environmental impact.

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:

- The submitted landscape plan is to include like for like replacements for the removal of trees 11 and 12 (*Corymbia maculata*) in line with the objectives of Pittwater LEP 7.6

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

Pre-clearance Survey

Any habitat for native wildlife (including tree hollows) approved for removal is to be inspected for native wildlife prior to its removal. If native wildlife is found within habitat to be removed, a licensed wildlife rescue and rehabilitation organisation must be contacted for advice.

Any incidents in which native wildlife are injured or killed as a result of works are to be recorded, in addition to details of any action taken in response.

Written evidence of compliance (including records of inspections and any wildlife incidents) is to be provided to the Principal Certifier prior to any Occupation Certificate.

Reason: To protect native wildlife.

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

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.

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

Control of Domestic Dogs/Cats

Domestic dogs and cats are to be kept from entering wildlife habitat areas at all times.

Dogs and cats are to be kept in an enclosed area and/or inside the dwelling, or on a leash such that they cannot enter areas of wildlife habitat, bushland or foreshore unrestrained, on the site or on surrounding properties or reserves.

Reason: To protect native wildlife and habitat.