

## Natural Environment Referral Response - Biodiversity

Application Number:	DA2022/0448
Date:	02/06/2022
Responsible Officer	Dean Pattalis
Land to be developed (Address):	Lot G DP 408223 , 7 Cooleena Road 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 referral team have reviewed the application for consistency against the relevant planning controls, including;

- Pittwater LEP 2014 Part 7.6 Biodiversity Protection,
- Pittwater DCP Part B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridors.

The proposal is for a subdivision of one lot into two lots and demolition of the existing garage within existing Lot G DP 408223. The Arborist report provided shows four (4) tree removals proposed, two of which are located outside the building envelop of the proposal, being trees 9 and 11. This application seeks only to subdivide and allow access for both lots, as such trees 9 and 11 must be retained and can be assessed as part of any future DA that would seek to propose a new dwelling on the lot.

Conditions have been applied to ensure consistency with the planning controls outlined above.

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 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.

### **Protection of Habitat Features**

All natural landscape features, including any rock outcrops and native vegetation not included in any landscape plan are to remain undisturbed during the construction works.

All storage, stockpiling and parking of vehicles must be within the existing hard stand area or designated area outside Tree Protection Zones. Tree protection measures are to be in place should construction works impinge on canopy trees or their Structural Root Zones.

Reason: To protect wildlife, and their 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 2019 – 2023) are to be imported on to the site prior to or during construction works.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to issue of any Occupation Certificate.

Reason: To reduce the risk of site works contributing to spread of Priority and environmental weeds.

## **CONDITIONS THAT MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF ANY STRATA SUBDIVISION OR SUBDIVISION CERTIFICATE**

### **Retention of canopy trees outside of building envelop**

All trees outside the proposed building envelop, as per the plans provided, shall be retained. Within the proposal site specifically trees 9 and 11 shall be retained. Any tree removals within the indicative dwelling footprint are not supported.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to issue of any Occupation Certificate.

Reason: To protect tree canopy.