

Natural Environment Referral Response - Biodiversity

Application Number:	DA2025/0580
Proposed Development:	Demolition works and alterations and additions to a dwelling house
Date:	11/06/2025
Responsible Officer	Anne-Marie Young
Land to be developed (Address):	Lot 1 DP 827733 , 316 Hudson Parade CLAREVILLE NSW 2107 Lot 2 DP 827733 , 316 Hudson Parade CLAREVILLE NSW 2107 Lot LIC 639625 , 316 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 comments in this referral relate to the following applicable controls and provisions:

- Pittwater LEP – Clause 7.6 Biodiversity Protection
- Pittwater DCP – Clause B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor
- Pittwater DCP – Clause B4.7 Pittwater Spotted Gum Forest – Endangered Ecological Community
- SEPP (Resilience and Hazards) 2021 – Coastal Environment Area
- NSW Biodiversity Conservation Act 2016
- NSW Biodiversity Conservation Regulation 2017

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). The proposal identifies no native vegetation removal or alteration during construction and demolition and no works occurring within the mapped Biodiversity Value portion, therefore not triggering entry into the Biodiversity Offsets Scheme (BOS).

Landscape plans identify that one tree (Tree 15, *Tristania laurina*) outside the BV mapped area will be removed. The prepared Arborist report (Naturally Trees, May 2025) indicates that Tree 15 is considered a high category tree with good health and condition and moderate significance. It is therefore a condition of approval that this tree be replaced with a native canopy tree consistent with the species listed in Pittwater Spotted Gum Endangered Ecological Community. Any further planting will incorporate at least 80% native vegetation (as per species listed in Pittwater Spotted Gum Endangered Ecological Community).

The development proposal identifies eleven trees where the works will enter the tree protection zone (TPZ). The Arborist report has identified these incursions as acceptable and that the trees will remain healthy under the conditions set out in the Tree Management Plan.

No objections in relation to biodiversity, subject to conditions.

Due to the proposal location occurring within the coastal environment, impacts to the marine environment will need to be assessed by the appropriate referral body.

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.

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

Replacement of Canopy Trees

At least 1 locally native canopy tree is to be planted on the site to replace the tree (Tree 15, *Tristaniopsis laurina*) approved for removal. Species are to have a minimum mature height of 8.5m and be consistent with the species listed in Pittwater Spotted Gum Endangered Ecological Community.

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.

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.