

Natural Environment Referral Response - Biodiversity

Application Number:	DA2024/0860
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool and studio
Date:	22/07/2024
Responsible Officer	Stephanie Gelder
Land to be developed (Address):	Lot 30 DP 17619 , 1 Lewis Street AVALON BEACH 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 B4.6 Wildlife Corridors

The proposal has been submitted with an arborist report that has assessed a total of 27 trees that could be impacted by the proposed development. A total of 16 trees are proposed for removal (7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 24 and 27). All of the trees proposed for removal are noted as exempt by species or height and no objections are raised.

A Landscape plan has been submitted with the application and will have to be amended in order to comply with the objectives of LEP Clause 7.6 and PDCP B4.6 where at least "60% of any new planting incorporates native vegetation (as per species listed in Native Plants for Your Garden available on the Pittwater Council website). Landscaping is to be outside areas of existing bushland and not include environmental weeds". The submitted landscape plan indicates that plants suitable for the Curl Curl Ward are to be utilised where plants from the Pittwater Ward should be used.

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

Amendment of Landscape Plans

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

- Development shall ensure that at least 60% of any new planting incorporates native vegetation (as per species listed in Native Plants for Your Garden available on the Pittwater Council website). Landscaping is to be outside areas of existing bushland and not include environmental weeds.
- Plant species are to be selected from the Native Planting Guide - Pittwater Ward.

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

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.