

Natural Environment Referral Response - Biodiversity

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| Application Number: | DA2020/0768 |
| Date: | 11/09/2020 |
| Responsible Officer | Kelsey Wilkes |
| Land to be developed (Address): | Lot 80 DP 11784 , 12 Ingleside Road INGLESIDE 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

The development has been assessed against the following controls
Pittwater Local Environment Plan 2014 clause 7.6 Biodiversity, and P21 Development Control Plan clauses

- B4.1 Flora and Fauna Conservation Category 1 Land
- B4.11 Land Adjoining Bushland
- B4.18 Heathland / Woodland Vegetation

The site adjoins Ingleside Chase Reserve, and a suitable vegetated buffer and weed control is recommended to reduce potential adverse impacts on the adjoining native bushland area.

The stormwater and on site wastewater treatment design does not allow for a suitable vegetated buffer, the system design is not in accordance with the Envirotech report, and potential impacts to the adjoining reserve are unacceptable. The development shall dispose of stormwater, wastewater and other drainage in a manner that will not adversely impact on the adjoining bushland. The application should be referred to the Environmental Health team for assessment and to ensure the required setbacks to the boundary and bushland reserve provided.

In addition, the SEE should be amended to fully address the requirements of the LEP and DCP biodiversity planning controls. The Arborist report does not address the latest development designs, and an amended Landscape Plan has been conditioned to mitigate the impacts to biodiversity, including flora and fauna, the adjoining bushland and heathland / woodland vegetation. Due to the bushfire risk, the amended landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006' as required by the NSW Rural Fire Service.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.