

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2022/0931
<b>Date:</b>	08/07/2022
<b>Responsible Officer</b>	Nick England
<b>Land to be developed (Address):</b>	Lot 357 DP 12749 , 3 Thompson Street SCOTLAND ISLAND NSW 2105

### 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 application has been assessed against the following applicable biodiversity-related legislation and controls:

- NSW Biodiversity Conservation Act 2016
- SEPP (Resilience and Hazards) - Coastal Environment Area
- Pittwater LEP cl. 7.6 - Biodiversity Protection
- Pittwater DCP cl. B4.7 - Pittwater Spotted Gum Forest Endangered Ecological Community

Portions of vegetation within the subject site have been identified on the NSW Department of Planning & Environment's Biodiversity Values Map (BV Map). Impact to any native vegetation within the BV Map area will trigger entry into the NSW Biodiversity Offsets Scheme (BOS) and require submission of a Biodiversity Development Assessment Report (BDAR). However, as the submitted plans and documentation do not propose removal of native vegetation, it is considered that the proposal does not trigger the BOS and a BDAR is therefore not required. Measures recommended by Council's Landscape Referrals Team will serve to protect native trees on the site.

Should the works result in impact to vegetation within the BV Map area, an additional consent application will be required and must be accompanied by a BDAR, prepared by an ecologist accredited in application of the NSW Biodiversity Assessment Method.

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.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE  
OCCUPATION CERTIFICATE**

**Protection of Habitat Features**

All natural landscape features, including any rock outcrops, native vegetation and/or watercourses, are to remain undisturbed except where affected by necessary works detailed on approved plans.

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

Reason: To protect wildlife habitat.

**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.

**No impact to native vegetation within Biodiversity Values Map**

Impacts to any native vegetation within the area mapped as Biodiversity Values Map will require an application for development consent which must be accompanied by a Biodiversity Development Assessment Report prepared by an ecologist accredited in application of the NSW Biodiversity Assessment Method, unless otherwise approved under an existing development consent, Local Land Services Native Vegetation Panel permit, or Threatened Species License.

Compliance is to be confirmed in writing and provided to the Certifier prior to issue of any Occupation Certificate.