

Natural Environment Referral Response - Biodiversity

Application Number:	DA2022/1153
Proposed Development:	Construction of a dwelling house
Date:	21/04/2023
Responsible Officer	Nick Keeler
Land to be developed (Address):	Lot B DP 302895 , 1162 Pittwater Road COLLAROY NSW 2097

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

Biodiversity Referral (21 April 2023)

The amended plans are noted. Previous biodiversity comments and recommended conditions remain relevant to the amended proposal.

Biodiversity Referral (12 August 2022)

The proposal has been assessed against the following biodiversity provisions:

- SEPP (Resilience and Hazards) - Coastal Environment Area
- Warringah DCP Clause E2 Prescribed Vegetation
- Warringah DCP Clause E4 Wildlife Corridors
- Warringah DCP Clause E6 Retaining unique environmental features

Vegetation on the subject site is predominantly exotic/planted vegetation and the proposal is unlikely to result in impacts to significant native vegetation. The submitted Landscape Plan requires minor amendment to improve consistency with the objectives of relevant controls.

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:

- Deletion of *Echium candicans* and *Alternanthera 'Little Ruby'*
- A minimum of 60% new landscaping (by total number of plants) is to be selected from native planting guide for the Narrabeen Ward, available on Council's website.

The amended Landscape Plan is to be certified by a qualified landscape architect and provided to the Certifying Authority prior to issue of the Construction Certificate.

Reason: To ensure compliance with the requirement to retain and protect significant planting 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 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

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.