

Natural Environment Referral Response - Biodiversity

Application Number:	DA2020/1336
Date:	23/12/2020
Responsible Officer	Thomas Prosser
Land to be developed (Address):	Lot 32 DP 13325 , 4 Park Avenue 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

Council's biodiversity referrals team have assessed this development application for compliance against relevant environmental legislation and controls, including the following:

- Pittwater LEP cl. 7.6 Biodiversity Protection
- Pittwater 21 DCP cl. B4.6 Wildlife Corridors

The proposed development proposes to remove four (4) prescribed trees to facilitate the secondary dwelling. Council's Landscape referrals team have provided conditions regarding the replacement of these trees with four (4) locally native trees.

The submitted Landscape plan is to be amended to include a schedule of plantings, which is to be consistent with P21DCP cl. B4.4 which requires that development ensure that at least 60% of any new planting incorporates native vegetation (as per species listed in Native Plant Species Guide - Pittwater Ward, available on Council's website). Tree replacement should be identified within the amended landscape plan as per the landscape referral.

The proposal is therefore supported, subject to the below conditions.

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 to include a schedule of plantings, which is to be consistent with P21DCP cl. B4.4 which requires that development ensure that at least 60% of any new planting incorporates native vegetation (as per species listed in Native Plant Species Guide - Pittwater Ward, available on Council's website). In addition, a minimum of four (4) locally native trees are to be identified on the amended landscape plan to replace the four (4) prescribed trees proposed for removal.

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 and Rehabilitation

If construction activity associated with this development results in injury or death of a native mammal, bird, reptile or amphibian, a registered wildlife rescue and rehabilitation organisation must be contacted for advice.

Reason: To mitigate potential impacts to native wildlife resulting from construction activity.

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 on the NSW WeedWise website) 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.