

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0968
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
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 is in a relatively disturbed state with the majority of the native vegetation removed. The ground layer is dominated by exotic species, the shrub layer is generally absent, while some remnant native trees and shrubs remain. Various weed species occur on the site. 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. It is considered that subject to replanting of canopy trees to achieve no net loss of canopy, provision of appropriate native vegetation and removal / control of priority and environmental weeds, no objections are raised to approval in this instance with regard to Biodiversity issues.

The development is designed, sited and will be managed to minimise and mitigate the impact. The requirement of a Bushland Management Plan has not been conditioned due to past clearing of native vegetation and the current condition of the site. 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.

Referral Body Recommendation

DA2019/0968

Recommended for approval, subject to conditions

Recommended Natural Environment Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Revised Landscaping Plan

A revised Landscape Plan is to be prepared which includes a minimum of 80% locally native species as a proportion of the total number of plants. Locally native species are to be consistent with the relevant section of the Native Gardening Booklet available on Council's website. The revised Landscape Plan is to be prepared by a suitably qualified landscape architect and is to be provided to the Principal Certifying Authority prior to issue of the Construction Certificate.

The revised Plan is to include the following:

- the location of existing trees and vegetation to be retained, removed and/or planted across the entire lot. The structural root zone (SRZ) and tree protection zone (TPZ) of all existing trees must be indicated in accordance with the Arborist Report (Naturally Trees 15 September 2016).
- A planting schedule comprising a minimum of 80% locally native vegetation species as a proportion of the total number of plants. The planting schedule is to specify details including stratum, species/common names, quantities, pot sizes and staking details.
- The proposed finished treatment of garden areas, including soil depth and the location of retaining walls and underground services.
- Deletion of *Pennisetum alopecuroides* nafray
- No Grevillea or Banksia hybrids are to be used in the landscaping for this development.
- In addition to the 8 canopy replacement trees, provide a 10 - 15 metre wide native vegetated buffer to the adjoining bushland reserve, designed in accordance with the principles and management detailed in Appendix 5 of Planning for Bushfire Protection 2006.

The Landscape Plan is to be certified in writing by a qualified landscape architect prior to issue of the Construction Certificate.

Reason: To ensure landscaping is consistent with relevant Natural Environment LEP/DCP controls

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Fencing for Wildlife Passage

Any new fencing (with the exception of swimming pool fencing) is to be made passable to native wildlife. Hole dimensions are to be a minimum of 150mm wide x 100mm high at ground level spaced at 6 metre intervals.

Reason: Management of wildlife corridors

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

Weed Removal and Management

All Priority weeds (as specified in the Greater Sydney Regional Strategic Weed Management Plan 2017 – 2022) within the development footprint are to be removed and continuously managed. 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 weeds, in accordance with relevant Natural Environment LEP/DCP controls.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Control of Weeds

Prior to the completion of works, all priority weeds (as listed under the Biosecurity Act 2015) are to be removed/controlled within the subject site using an appropriately registered control method. Information on weeds of the Northern Beaches can be found at the NSW WeedWise website (<http://weeds.dpi.nsw.gov.au/>). All environmental weeds are to be removed and controlled. Refer to Council website http://www.pittwater.nsw.gov.au/environment/noxious_weeds

Reason: Weed management.

No Planting Environmental Weeds

No environmental weeds are to be planted on the site. Information on weeds of the Northern Beaches can be found at the NSW WeedWise website (<http://weeds.dpi.nsw.gov.au/>).

Reason: Weed management.

Works to cease if item found

If any Aboriginal Engravings or Relics are unearthed all work is to cease immediately and the Aboriginal Heritage Office (AHO) and Office of Environment and Heritage (OEH) are to be notified.

Reason: To protect Aboriginal Heritage.

Control of Domestic Animals

Domestic pet animals are to be kept from entering wildlife habitat areas at all times. Dogs and cats are to be kept in an enclosed area or on a leash such that they cannot enter areas of bushland or foreshore, unrestrained, on the site or on surrounding properties or reserves. Ferrets and rabbits are to be kept in a locked hutch/run at all times.

Reason: Wildlife protection