

Natural Environment Referral Response - Biodiversity

Application Number:	DA2021/0709
Date:	15/06/2021
Responsible Officer	Dean Pattalis
Land to be developed (Address):	Lot 9 DP 30728 , 8 Jendi Avenue BAYVIEW NSW 2104

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 seeks approval for alteration and additions to an existing dwelling including internal alterations, new cladding of the first floor level, new windows and openings, and new decking proposed at the ground and first floor levels accessed from the primary living area (first floor) and guest bedroom (ground floor). The proposal also seeks the replacement of existing decking at the rear elevation of the first floor, and a minor increase in floor area at ground floor and enclosure of upper level balcony.

Council's Natural Environment Unit - Biodiversity referral team have reviewed the application for consistency against the relevant environmental legislation and controls, including:

Biodiversity Conservation Act 2016 (BC Act) Pittwater Development Control Plan (PDCP)

- B4.3 Flora and Fauna Habitat Enhancement Category 2 Land

The application does not require the removal of prescribed trees or vegetation, nor is it likely to impact on nearby biodiversity values. Subject to conditions the Bushland and Biodiversity referral team find the application to be consistent against relevant environmental 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 WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

New Vegetation Planting

Any new landscaping is to incorporate a minimum 60% locally native vegetation 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.

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

Reason: To ensure compliance with the requirement to retain and protect native planting on the site.

No Weeds Imported On To The Site

No Priority or environmental weeds 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 Clearing of Vegetation

Unless otherwise exempt, no vegetation removal is permitted for the application.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to issue of Occupation Certificate.

Reason: To protect native vegetation.