

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/0096
Proposed Development:	Construction of a dwelling house including swimming pool
Date:	31/03/2023
Responsible Officer	Gareth David
Land to be developed (Address):	Lot E DP 311874 , 31 Lane Cove 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

AMENDED COMMENTS 31/03/2023

The changes to the setback of the proposed footprint are noted. Impacts to native flora and fauna are unlikely. The development is designed, sited and will be managed to avoid any significant adverse environmental impact.

INITIAL COMMENTS - 08/03/2023

The proposal seeks approval for the construction of a dwelling house, including a swimming pool. The comments on this referral relate to the following controls and provisions:

- Planning Bushfire Protection 2019
- Pittwater LEP 2014 - Clause 7.6 Biodiversity Protection
- Pittwater 21 DCP - Clause B4.13 Freshwater wetlands (non Endangered Ecological Communities)
- Pittwater 21 DCP - Clause B4.14 Development in the Vicinity of Wetlands
- Pittwater 21 DCP - Clause B4.18 Heathland/Woodland Vegetation

The proposal has been submitted with a landscaping schedule as well as a bushfire report that has recommended that the entirety of the site be treated as an inner asset protection zone in perpetuity as it has been awarded the highest level of bushfire risk (BAL FZ) due to the presence of tall heath at the North West of the site. However, due to the disturbance on the site, no major recommendations have been made impacting biodiversity values. The site has been previously disturbed and cleared and therefore, impacts to native flora and fauna are unlikely.

However, the proximity to significant records of threatened species will also require weed management practices to take place before and during construction as well as on-going management.

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

No Clearing of Vegetation

Unless otherwise exempt, no vegetation is to be cleared prior to issue of a Construction Certificate.

Details demonstrating compliance are to be submitted to the Certifier prior to issue of Construction Certificate.

Reason: To protect native vegetation.

Amendment of Landscape Plans

The submitted Landscape Plan is to be amended which includes a minimum of 60% locally native species as a proportion of the total number of plants. Locally native species are to be consistent with either the Narrabeen or Pittwater ward sections of the Native Planting Guides available on Council's website.

The amended Landscape Plan is to be certified by a qualified landscape architect and provided to the Certifier 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.

Clearing for Asset Protection Zones

Clearing of vegetation during works for APZ establishment must only occur within the surveyed and marked APZ boundaries. No clearing is to be undertaken outside of the APZ boundaries.

Written certification of compliance is to be submitted to the Principal Certifier.

Reason: To protect native vegetation and wildlife.

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

Clearing for Asset Protection Zones

Clearing of vegetation for APZ establishment must only occur within the surveyed and marked APZ boundaries. No clearing is to be undertaken outside of the APZ boundaries.

Written certification of compliance is to be submitted to the Principal Certifier prior to issue of the Occupation Certificate.

Reason: To protect native vegetation and wildlife.

No Weeds Imported On To The Site

No Priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan) are to be imported on to the site prior to or during construction works.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To reduce the risk of site works contributing to spread of Priority and environmental weeds.

Priority Weed Removal and Management

All Priority weeds as specified in the Northern Beaches Local Weed Management Plan) within the development footprint are to be removed.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To reduce the risk of site works contributing to spread of Priority weeds.