

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2023/0726
<b>Proposed Development:</b>	Construction of an inclinator and associated landscaping works
<b>Date:</b>	19/06/2023
<b>Responsible Officer</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot 171 DP 15376 , 257 Whale Beach Road WHALE 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

The proposal seeks approval for the construction of an inclinator and associated landscaping works. The comments in this referral relate to the following applicable controls and provisions:

- SEPP (Resilience and Hazards) 2021 - Development within the Coastal Environment
- Planning for Bushfire Protection 2019 (PBP 2019)
- Pittwater LEP - Part 7.6 Biodiversity Protection
- Pittwater 21 DCP - Clause B4.17 Littoral Rainforest - Endangered Ecological Community

The proposal has been submitted with an accompanying Bushfire report that has determined that the proposed inclinator will have to be built of non-combustible materials in its entirety. No additional comment has been made in relation to the proposed landscaping and has considered that the proposed works satisfy the requirements of PBP 2019.

The landscaping schedule submitted with the application will have to be amended in order to avoid the inclusion of plants that have been declared weeds in the Northern Beaches Local Priority Weeds Management Plan (example: *Raphiolepis indica*).

The development is designed, sited and will be managed to avoid any significant adverse environmental impact.

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 *Raphiolepis indica*

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

Reason: To maintain and replace habitat on the site.

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

**Native Landscaping**

Any new landscaping is to incorporate a minimum 80% 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 Planting Guide available on Council's website.

Details demonstrating compliance are to be provided to the Principal Certifier prior to issue of any 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 (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.