

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/0309
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	22/05/2023
Responsible Officer	Stephanie Gelder
Land to be developed (Address):	Lot 7 DP 21318 , 181 McCarrs Creek Road CHURCH POINT NSW 2105

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 alterations and additions to a single dwelling including a swimming pool.

The comments in this referral relate to the following applicable controls and provisions:

- Planning for bushfire protection 2019
- SEPP (Resilience and Hazards) 2021
- Pittwater LEP 2014 - Part 7.6 Biodiversity Protection
- Pittwater 21 DCP - Clause B4.1 Flora and Fauna Conservation Category 1 Land
- Pittwater 21 DCP - Clause B4.3 Flora and Fauna Habitat Enhancement Category 2 Land

The proposal has been submitted with an accompanying Arboricultural Impact Statement (EZIGROW, February 2023) that has recommended the removal of two prescribed trees T24 and T25 to allow for the proposed alterations and additions to take place.

The proposal has also been submitted with a Landscape proposal that includes a range of native species consistent with the Central Coast Escarpment Moist Forest. However, no like for like replacements have been provided for the removal of T24 and T25 and as such will be subject to conditions.

Additionally, the application has been submitted with a Bushfire Report that has awarded a BAL-FZ level of risk to the property and has concluded that the site is to be maintained as an Inner Asset Protection Zone in perpetuity.

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 Principal Certifier prior to issue of Construction Certificate.

Reason: To protect native vegetation.

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 licensed wildlife rescue and rehabilitation organisation must be contacted for advice.

Reason: To protect native wildlife.

Protection of Habitat Features

All natural landscape features, including any rock outcrops, native vegetation and/or watercourses, are to remain undisturbed during the construction works, except where affected by necessary works detailed on approved plans.

Reason: To protect wildlife habitat.

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

Replacement of Canopy Trees

At least 2 locally native canopy trees are to be planted on the site to replace protected trees approved for removal. Species are to have a minimum mature height of 8.5m and be consistent with the Native Planting Guide available on Council's website.

Tree plantings are to be retained for the life of the development and/or for their safe natural life. Trees that die or are removed must be replaced with another locally native canopy tree.

Replacement plantings are to be certified as being completed in accordance with these conditions of consent by a qualified landscape architect, and details submitted to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To establish appropriate native landscaping.

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.