

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/0520
Proposed Development:	Alterations and additions to an educational establishment (Galstaun College)
Date:	14/06/2023
Responsible Officer	Jordan Howard
Land to be developed (Address):	Lot 1 DP 808703 , 5 Chiltern 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

Council's Biodiversity referrals team have assessed the Development Application against the following applicable provisions:

- Biodiversity Conservation Act 2016 (BC Act)
- Pittwater LEP 2014 cl. 7.6 Biodiversity Protection
- Pittwater 21 DCP cl. B4.13 Freshwater Wetlands (non Endangered Ecological Communities)
- Pittwater 21 DCP cl. B4.14 Development in the Vicinity of Wetlands
- Pittwater 21 DCP cl. B4.18 Heathland/Woodland Vegetation
- Planning for Bushfire Protection 2019

The Development Application seeks consent for Alterations and additions to an educational establishment (Galstaun College). The alterations include the construction of a two (2) storey lift inside an existing building.

A Bushfire Hazard Assessment Report (Control Line Consulting 2022) was submitted with the Development Application as the site is located within bushfire prone land. The Bushfire Consultant has recommended that *"the site where not built upon is maintained to the requirements of an inner protection area of an asset protection zone and managed to these provisions for the lifetime of the development as follows;*

- *From the proposed lift installation site to the adjacent sections of northern eastern and southern boundaries; and*
- *From the proposed lift installation site for a distance of 93 metres to the west".*

As a result, a small portion of vegetation on the edge of a patch of remnant native vegetation in the west of the site, will form part of an IPA as recommended by the Bushfire Consultant (Control Line Consulting 2022). The management of this vegetation to IPA standards is not likely to adversely impact on wetlands, nor will it reduce or degrade habitat for locally native species, threatened species, endangered populations or endangered ecological communities.

The Biodiversity referrals team refer to the Riparian referrals team for comments in reference to riparian habitats.

Subject to conditions, Council's Biodiversity referrals team raise no objections.

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.

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

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.