

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0520
Responsible Officer	Kye Miles
Land to be developed (Address):	Lot 341 DP 12749 , 116 Thompson Street SCOTLAND ISLAND 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

Revised Comments

The applicant has provided a letter from the bushfire consultant (Bushfire Consultancy Australia dated 4/6/2019) which states that " *This letter is to confirm that there is no native vegetation required to be impacted for the Asset Protection Zone (APZ) requirements as specified in the Bush Fire Risk Assessment prepared for the development. The intent of the recommendation is to keep the site in a managed and maintained state and reduce potential fuel load surrounding the dwelling. All noxious weeds can and should be removed.*"

Based on this additional information it is concluded that the development will not have a significant impact to biodiversity, including Pittwater Spotted Gum Forest, Littoral Rainforest, flora and fauna and wildlife corridor which are mapped on the site.

Should any changes to the proposal, including site access, result in the removal of native vegetation additional ecological assessment may be required. The conditions include a requirement for weed removal, and any works must limit the potential for erosion and sedimentation.

Original Comments

The bushfire hazard assessment recommends that the entire property is managed as an Inner Protection Zone, and this is likely to be conditioned as part of the RFS referral requirements. It is unclear if this will require additional clearing and / or modification of native vegetation. The site is mapped as Biodiversity under the Pittwater LEP, the vegetation is mapped as part of an endangered ecological community Pittwater Spotted Gum Forest.

The applicant is to provide a flora and fauna report to assess the potential environmental impacts of the development including the asset protection zone. The report is to include a threatened species 'test of

significance' to determine if the development is likely to significantly affect threatened species or ecological communities, or their habitats.

It is applied as part of the Biodiversity Offsets Scheme entry requirements and is set out in s. 7.3 of the Biodiversity Conservation Act 2016.

The application is to also address the relevant LEP and DCP environmental controls that apply to the site.

Referral Body Recommendation

Recommended for approval, subject to conditions

Recommended Natural Environment Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

No Material Storage within 5m/calculated Tree Protection Zone (TPZ)

No storage of building materials or building waste, excavated fill or topsoil storage is to occur within 5m or the notional TPZ of trees shown on the approved landscape working drawing(s) as being retained or within protective fenced areas. Drainage is to be arranged such that fill, building materials or contaminants are not washed into protective fenced areas.

Reason: To protect and retain trees proposed for retention.

Tree Protection during work - No Works within 5m/calculated Tree Protection Zone (TPZ)

The developer or contractor will take all measures to prevent damage to trees and root systems during site works and construction activities including provision of water, sewerage and stormwater drainage services. In particular, works, erection of structures, excavation or changes to soil levels within 5 metres of the trunks or the calculated TPZ of trees to be retained are not permitted, and the storage of spoil, building materials, soils or the driving or parking of any vehicle or machinery within 5 metres of the trunk or the calculated TPZ of a tree to be retained, is not permitted.

Reason: To protect and retain trees/the natural environment proposed for retention.

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

Weed Removal and Management

No weeds are to be imported on to the site.

All invasive and priority weeds on the site are to be removed and managed continuously, in accordance with the Biosecurity Act 2015.

Details demonstrating the removal and management of weeds are to be prepared in writing and submitted to the Principal Certifying Authority prior to occupation certificate.

Reason: Weed management and biosecurity

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Control of Weeds

Prior to the completion of works, all priority weeds (as listed under the Biosecurity Act 2015) are to be removed/controlled within the subject site using an appropriately registered control method. Information on weeds of the Northern Beaches can be found at the NSW WeedWise website (<http://weeds.dpi.nsw.gov.au/>). All environmental weeds are to be removed and controlled. Refer to Council website http://www.pittwater.nsw.gov.au/environment/noxious_weeds

Reason: Weed management.

No Planting Environmental Weeds

No environmental weeds are to be planted on the site. Information on weeds of the Northern Beaches can be found at the NSW WeedWise website (<http://weeds.dpi.nsw.gov.au/>).

Reason: Weed management.

Works to cease if item found

If any Aboriginal Engravings or Relics are unearthed all work is to cease immediately and the Aboriginal Heritage Office (AHO) and Office of Environment and Heritage (OEH) are to be notified.

Reason: To protect Aboriginal Heritage.