

Natural Environment Referral Response - Biodiversity

Application Number:	DA2021/0376
Date:	30/04/2021
Responsible Officer	Julie Edwards
Land to be developed (Address):	Lot 12 DP 1148283 , 163 Wallumatta Road NEWPORT NSW 2106

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 Natural Environment Unit - Biodiversity referral team have reviewed the application for consistency against the relevant environmental legislation and controls, including:

Biodiversity Conservation Act 2016 (BC Act) Pittwater Local Environmental Plan (PLEP)

- 7.6 Biodiversity Protection

Pittwater Development Control Plan (PDCP)

- B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community

Documentation submitted notes no tree removal is proposed by the application. Concern is noted over the proximity of a mature tree nearby to the proposed swimming pool, however Natural Environment Unit - Biodiversity defers to Landscape over potential impacts and feasibility of retention.

All native vegetation and trees within the site is to be retained. Any impacts to native trees within the west of the property will trigger the Biodiversity Offsets Scheme (BOS), and requires the DA to be accompanied by a Biodiversity Development Assessment Report (BDAR). As no tree removal is proposed, and feasibility of retention is supported by the Landscape referral team, the Bushland and Biodiversity referral team find the application to be consistent against relevant environmental controls, subject to conditions.

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

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**

No Weeds Imported On To The Site

No Priority or environmental weeds are to be imported on to the site prior to or during construction works.

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

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