

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/1790
Proposed Development:	Alterations and additions to a dwelling house including an outbuilding
Date:	20/12/2023
Responsible Officer	Brittany Harrison
Land to be developed (Address):	Lot 3 DP 10000 , 3 Ross Smith Parade GREAT MACKEREL BEACH NSW 2108 Lot B DP 440802 , 3 Ross Smith Parade GREAT MACKEREL BEACH NSW 2108

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 dwelling house including an outbuilding. The comments in this referral relate to the following applicable controls and provisions:

- NSW Biodiversity Conservation Act 2016
- SEPP (Resilience and Hazards) 2021 - Coastal Wetlands and Proximity Area
- Planning for Bushfire Protection 2019

The proposal has been submitted with an Arboricultural Impact Assessment that has concluded that a total of 2 trees will need to be removed for the proposed alterations and additions to take place. No objections are raised in relation to the proposed removals.

The submitted bushfire report submitted with the application has awarded a BAL-29 level of risk to the site and recommended that the entirety of the site be treated as an asset protection zone. No objections are raised.

The site is on land identified as proximity area for coastal wetlands and as such the development must not impact on the ecological integrity of the wetlands.

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

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

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.