

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2018/1412
<b>Responsible Officer</b>	Ashley Warnest
<b>Land to be developed (Address):</b>	Lot 11 DP 1014199 , 104 Wakehurst Parkway ELANORA HEIGHTS 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

The proposed development has been assessed against the following Natural Environment controls:

- Pittwater LEP Clause 7.6 (Biodiversity Protection)
- Pittwater DCP Clause B4.4 (Flora and Fauna Habitat Enhancement Category)

The application relates to dwelling construction on Lot 3 of approved subdivision N0432/04. The proposed building footprint and APZ is generally consistent with those approved with the subdivision consent and will therefore not result in a significant additional impact to existing native vegetation on the site. It is considered that, subject to recommended conditions of consent, the proposal is consistent with the controls.

### Referral Body Recommendation

Recommended for approval, subject to conditions

### Recommended Natural Environment Conditions:

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

### Clearing of vegetation for APZ

Clearing for establishment of any APZ is to prioritise removal of any Priority weeds and environmental weeds (as listed in Appendices 1 and 2 of the Greater Sydney Regional Strategic Weed Management Plan 2017 - 2022, respectively) over removal of native vegetation. Details demonstrating compliance are to be certified by a qualified ecologist or landscape architect prior to issue of the Occupation Certificate.

Reason: To retain native vegetation on site in accordance with relevant Natural Environment LEP and DCP controls.

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

#### **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.

#### **Dead or Injured Wildlife**

If construction activity associated with this development results in injury or death of a native mammal, bird, reptile or amphibian, a registered wildlife rescue and rehabilitation organisation must be contacted for advice.

**Reason:** To mitigate potential impacts to native wildlife resulting from construction activity.