

Natural Environment Referral Response - Biodiversity

Application Number:	DA2020/0758
Date:	17/09/2020
Responsible Officer	Adam Croft
Land to be developed (Address):	Lot 190 DP 16902 , 25 The Outlook BILGOLA PLATEAU NSW 2107

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 has been assessed against the following provisions:

- SEPP (Coastal Management) - Littoral Rainforest Proximity Area
- Pittwater LEP Clause 6.5 (Biodiversity Protection)
- Pittwater DCP Clause B4.2 (Flora and Fauna Conservation Category 1 and Wildlife Corridor)

The proposed development is for minor additions to the existing dwelling house, which will not require removal of protected native trees or native vegetation. However, the subject site is identified as bushfire prone land and as such, a bushfire risk assessment (Matthew Willis, 11 June 2020) has been submitted with the DA. The bushfire report recommends that the entire property be managed as an APZ in perpetuity. This may impact upon some existing native vegetation however it is considered that impacts can be minimised by prioritising removal of existing weedy species during APZ establishment and maintenance. Subject to recommended conditions, the proposal is therefore considered to be consistent with the controls.

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:

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

Selective removal of weeds during APZ establishment and maintenance

Any vegetation clearing works for bushfire Asset Protection Zone (APZ) establishment and maintenance are to selectively remove invasive species as a priority before any native vegetation is removed. Coarse woody debris is to be retained on site where possible.

Reason: To minimise impacts to vegetation associated with APZ establishment and maintenance.

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.

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.