

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/1438
Proposed Development:	Demolition works and construction of a dwelling house
Date:	19/10/2023
Responsible Officer	Simon Ferguson Tuor
Land to be developed (Address):	Lot 1 DP 121939 , 1130 Pittwater Road COLLAROY NSW 2097

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 objectives of Warringah Development Control Plan 2011 Controls E1 Preservation of Trees or Bushland Vegetation, E2 Prescribed Vegetation, E4 Wildlife Corridors, E6 Retaining unique environmental features, and State Environmental Planning Policy (Resilience and Hazards) 2021 clause 2.10 Development on land within the coastal environment area. The development will not result in any removal of significant native vegetation or fauna habitats, and is considered unlikely to have an adverse impact to the integrity and resilience of the ecological values of the site and adjoining land.

The site does not have any substantial landscaping or mature trees, and proposed new landscaping will enhance the site and its roll within the wildlife corridor to Collaroy Beach. The proposed landscaping is generally acceptable, however some species substitutions have been conditioned for the area fronting the beach. Therefore 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

Amendment of Landscape Plans

The submitted Landscape Plan is to be amended in accordance with the following:

- Delete *Liriope* and *Crassula* species from the area between the sewer main and beach
- replace with small tree, shrub and ground cover species selected from the following *Acacia longifolia ssp. sophorae*, *Scaevola calendulacea*, *Hibbertia scandens*, *Leucopogon parviflorus*, *Pelargonium australe*, *Leptospermum laevigatum*, *Banksia integrifolia ssp. integrifolia*, *Correa alba var. alba*, *Isolepis nodosa*, *Spinifex sericeus*.

The Landscape Plan is to be amended by a qualified landscape architect and provided to the Principal Certifier prior to issue of the Construction Certificate.

Reason: To maintain and replace habitat on the site.

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.

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

Protection of Habitat Features

All natural landscape features, including any rock outcrops, native vegetation, soil and/or watercourses, are to remain undisturbed except where affected by necessary works detailed on approved plans.

Reason: To protect wildlife habitat.