

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/0414
Proposed Development:	Alterations and additions to an educational establishment, St Luke's Grammar School.
Date:	22/05/2023
Responsible Officer	Nick Keeler
Land to be developed (Address):	Lot 1 DP 304830 , 1973 Pittwater Road BAYVIEW NSW 2104 Lot A DP 360274 , 1973 Pittwater Road BAYVIEW NSW 2104 Lot 20 DP 635214 , 1973 Pittwater Road BAYVIEW NSW 2104

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 an educational establishment. The comments in this referral relate to the following applicable controls and provisions:

- SEPP (Resilience and Hazards) - Coastal wetlands and proximity area
- Pittwater 2014 LEP - Part 7.6 Biodiversity Protection
- Pittwater 21 DCP - Clause B4.6 Wildlife Corridors

The proposed works will require the removal of landscaped areas that have been heavily disturbed and as a result are not likely to impact on native flora and fauna. The proposed works will occur in land identified within the Coastal Wetlands and Littoral Rainforest Area Map, however are unlikely to interfere with the ecological processes of the wetland.

No native vegetation or fauna habitat will be impacted, 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.