

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	Mod2023/0481
<b>Proposed Development:</b>	Modification of Development Consent DA2018/1412 granted for Construction of a dwelling house
<b>Date:</b>	25/09/2023
<b>Responsible Officer</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot 4 DP 1240491 , 104 A 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 proposal seeks approval for the modification of Development Consent DA2018/1412 granted for Construction of a dwelling house.

The comments in this referral relate to the following applicable controls and provisions:

- Planning for Bushfire Protection 2019 (PBP 2019)
- SEPP (Resilience and Hazards) 2021 - Coastal wetlands and proximity area
- Pittwater LEP - Clause 7.6 Biodiversity Protection
- Pittwater DCP - Clause B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor

The proposed modifications would take place in previously disturbed areas of the site and are unlikely to impact on native flora and fauna.

An updated Bushfire Report has been submitted with the modification and concluded that no additional vegetation will have to be removed in order to comply with the Asset Protection Zone (APZ) requirements established in PBP 2019 as APZs are already provided on site along with defendable spaces.

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 wetland.

No native vegetation or fauna habitat would 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.

#### **Adherence to Natural Environment Consent Conditions**

All biodiversity-related conditions of consent under previous development applications are to be adhered to, including DA2018/1412, unless amended by these biodiversity-related conditions of consent.

Reason: To protect biodiversity values.

### **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.

### **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.