

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/0225
Proposed Development:	Demolition works and construction of a dwelling house
Date:	27/04/2023
Responsible Officer	Jordan Howard
Land to be developed (Address):	Lot 4 DP 12985 , 891 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 proposal seeks approval for demolition works and the construction of a new dwelling house. The comments on this referral relate to the following applicable controls and provisions:

- Planning for Bushfire Protection 2019
- SEPP (Resilience and Hazards) 2021 - Chapter 2 Coastal Wetlands and Proximity Area
- Warringah DCP Clause E2 Prescribed Vegetation
- Warringah DCP Clause E6 Retaining unique environmental features

The proposal would take place in a highly disturbed site. Impacts to native flora and fauna would be unlikely as the vegetation present includes a majority of introduced and/or planted species. The proposal has been submitted with a landscape plan which will have to be amended in order to comply with applicable controls. The development 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:

- *Raphiolepis indica* is to be removed and replaced with an alternative plant selected from the Narrabeen Ward native planting guide, available on Council's website.

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.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE****Native Landscaping**

Any new landscaping is to incorporate a minimum 60% locally native vegetation species as a proportion of the total number of plants. Locally native species are to be consistent with the relevant section of the Native Planting Guide available on Council's website.

Details demonstrating compliance are to be provided to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To ensure compliance with the requirement to retain and protect native planting on the site.

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.