

Natural Environment Referral Response - Biodiversity

Application Number:	DA2020/1646
Date:	06/01/2021
Responsible Officer	Kent Bull
Land to be developed (Address):	Lot 166 DP 752046 , 13 Bungendore Street INGLESIDE 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

Council's Bushland and Biodiversity referral team have reviewed the application for consistency against the relevant environmental legislation and controls, including:

- Biodiversity Conservation Act 2016 (BC Act)
- Pittwater Local Environmental Plan (PLEP)
- Pittwater Development Control Plan (PDCP)

Council note that an existing Asset Protection Zone (APZ) has been established over the entire site to the standards of an Inner Protection Area (IPA) in accordance with Planning for Bushfire Protection 2006 for DA2019/0885. The current application and submitted Bushfire Hazard Assessment (Harris 2020) recommends an IPA is established over the entire site to the standards of the newly commenced Planning for Bushfire Protection 2019. Given the change in guideline will not involve additional vegetation management/clearing requirements, Council's Bushland and Biodiversity referral team find the application to be consistent against relevant environmental 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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION

CERTIFICATE

No approval for Tree Removal or Clearing of Vegetation

No approval is granted under this Development Consent for any tree removal or clearing of vegetation beyond what is permitted by the conditions of this consent.

Reason: To ensure compliance with the relevant Local Environmental Plan.

Delineation of Asset Protection Zones and Crown Land Boundary

Prior to the commencement of any onsite building works or commencement of vegetation clearance/modification, the extent of the bush fire Asset Protection Zone and the property boundary that adjoins Crown Land must be surveyed and marked on ground. The clearing of vegetation for Asset Protection Zone establishment is to be confined within Asset Protection Zone boundaries, and is not to encroach onto the adjoining Crown Land. If any clearing takes place on Crown Land, Council and the NSW Department of Industry - Land must be notified immediately. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to issue of the Construction Certificate.

Reason: Bushland Protection

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

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 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 are to be imported on to the site prior to or during construction works.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to issue of any Occupation Certificate.

Reason: To reduce the risk of site works contributing to spread of Priority and environmental weeds.