

Natural Environment Referral Response - Biodiversity

Application Number:	DA2024/0796
Proposed Development:	Construction of a swimming pool and associated works
Date:	26/06/2024
Responsible Officer	Anaiis Sarkissian
Land to be developed (Address):	Lot 2106 DP 1077873 , 11 Blue Wren Way WARRIEWOOD NSW 2102

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 pool development is proposed in the area of least impact on native vegetation and where there will be no net loss of native vegetation. The site is mapped as Flora and Fauna Habitat Enhancement Category 2 Land and Pittwater 21 DCP Control B4.3 applies. In order to comply with the control the submitted Landscape Plan should be amended to ensure that at least 60% of any new planting incorporates native vegetation as per species listed in the Pittwater Ward section of the Native Planting Guide available on the Council website.

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:

- at least 60% of any new planting incorporates native vegetation as per species listed in the Pittwater Ward section of the Native Planting Guide available on the Council website.
- deletion of *Pennisetum alopecuroides* 'Nafra' as this species can still seed and become invasive.

The Landscape Plan is to be amended by a qualified landscape architect and provided to the 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.

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

Control of Domestic Dogs/Cats

Domestic dogs and cats are to be kept from entering wildlife habitat areas at all times.

Dogs and cats are to be kept in an enclosed area and/or inside the dwelling, or on a leash such that they cannot enter areas of wildlife habitat, bushland or foreshore unrestrained, on the site or on surrounding properties or reserves.

Reason: To protect native wildlife and habitat.