

Natural Environment Referral Response - Biodiversity

Application Number:	DA2021/0962
Date:	02/07/2021
Responsible Officer	Jordan Davies
Land to be developed (Address):	Lot 4 DP 4689 , 41 Irrubel Road NEWPORT NSW 2106

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 application seeks approval for the demolition of the existing dwelling and swimming pool and construction of a new two (2) storey dwelling.

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

Biodiversity Conservation Act 2016 (BC Act) **State Environmental Planning Policy (Coastal Management)**

- Littoral Rainforest and Proximity Area

Pittwater Local Environmental Plan (PLEP)

- 7.6 Biodiversity Protection

Pittwater Development Control Plan (PDCP)

- B4.6 Wildlife Corridors

The submitted Statement of Environmental Effects provided with the application notes that no significant trees or vegetation shall be removed as a result of proposed works which is supported by the Landscape Plans. NEU - Biodiversity have no objections to the submitted Landscape Plans (Trish Dobson Landscape Architecture 2021), which comply with B4.6 of the PDCP, and propose to reinstate species consistent with Littoral Rainforest within the property.

As the application does not require the removal of prescribed trees or vegetation nor is it likely to impact on nearby biodiversity values, Council's NEU-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 WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

Certification of Landscape Plan

Landscaping is to be implemented in accordance with the approved Landscape Plans (Trish Dobson Landscape Architecture 2021) and these conditions of consent.

Details demonstrating compliance are to be prepared by the landscape architect and provided to the Principal Certifying Authority prior to issue of the Occupation Certificate.

Reason: To ensure compliance with the requirement to retain and protect significant 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 2019 – 2023) 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.

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

Protection of Habitat Features

All natural landscape features, including any rock outcrops, native vegetation, soil and/or watercourses, are to remain undisturbed except where affected by necessary works detailed on approved plans.

Reason: To protect wildlife habitat.