

Natural Environment Referral Response - Biodiversity

Application Number:	DA2021/1306
Date:	27/08/2021
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 Biodiversity referrals team have assessed the Development Application for compliance against the following applicable biodiversity related legislation and controls:

- Biodiversity Conservation Act 2016
- Pittwater LEP cl. 7.6 Biodiversity Protection
- Pittwater 21 DCP cl. B4.1 Flora and Fauna Conservation Category 1 Land
- Pittwater 21 DCP cl. B4.3 Flora and Fauna Habitat Enhancement Category 2 Land

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 Bushfire Hazard Assessment (Harris Environmental, July 2021) submitted with this application recommends that the existing APZ be maintained over the entire subject lot.

To achieve compliance with P21 DCP cl. B4.1(a) and B4.3(e), the applicant is required to plant two (2) native canopy trees within the site. Canopy planting is to be undertaken at a distance of >10m from the proposed dwelling and must be maintained for the life of the development. In addition, removal and control of priority and environmental weeds must be undertaken within the property

Assessment of the Architectural Plans (Holman Engineering, July 2021) and recent aerial imagery (NearMaps) indicate that the proposed development is situated within existing cleared areas and will not require the removal of native trees or vegetation, further confirmed by the Statement of Environmental Effects (John Holman, July 2021).

Subject to these conditions of consent, Council are satisfied that the proposed development complies with the applicable controls listed above.

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 Certifying Authority prior to issue of Construction Certificate.

Reason: To protect native vegetation.

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**

Planting of Canopy Trees

At least two (2) locally native canopy trees are to be planted on site to achieve compliance with P21 DCP cl. B4.1(a) and B4.3(e). Species are to have a minimum mature height of 8.5m and be consistent with Council's Native Gardening Guide.

Tree plantings are to be retained for the life of the development and/or for their safe natural life. Trees that die or are removed must be replaced with another locally native canopy tree.

Replacement plantings are to be certified as being completed in accordance with these conditions of consent by a qualified landscape architect, and details submitted to the Principal Certifying Authority prior to issue of any Occupation Certificate.

Reason: To establish appropriate native landscaping.

No Weeds Imported On To The Site

No Priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan 2021 – 2026) 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.

Priority Weed Removal and Management

All Priority weeds as specified in the Northern Beaches Local Weed Management Plan 2021 – 2026) within the development footprint are to be removed.

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 weeds.