

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/0504
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool, carport and garage
Date:	19/06/2023
Responsible Officer	Stephanie Gelder
Land to be developed (Address):	Lot 2 DP 546543 , 34 The Serpentine BILGOLA BEACH NSW 2107

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

AMENDED COMMENTS:

Plans have been resubmitted showing the retention of Tree 5, 7, 8 and 9 (Norfolk pines - *Araucaria heterophylla*). The proposal has also been resubmitted with documentation showing that the previously realigned driveway will be resurfaced with "turfgrid grill or similar" pervious surface. This matter is deferred to the Landscape team for final determination.

The proposed alterations and additions are unlikely to impact native flora and fauna. The development is designed, sited and will be managed to avoid any significant adverse environmental impact.

ORIGINAL COMMENTS 22/05/2023:

The proposal seeks approval for alterations and additions to a single dwelling including a swimming pool, carport and garage.

The comments in this referral relate to the following applicable controls and provisions:

- SEPP (Resilience and Hazards) 2021 - Coastal Use Area
- Pittwater 21 DCP - Clause B4.3 Flora and Fauna Habitat Enhancement Category 2 Land

The proposal has been submitted with an accompanying Arboricultural Impact Assessment which has recommended the removal of 4 high value Norfolk island pines (*Araucaria heterophylla*) - Trees 5, 7, 8 and 9.

No landscaping plan has been submitted to compensate for the removal of prescribed trees and therefore, the application can not be considered compliant with applicable PCDP controls as

"Development shall not result in a significant onsite loss of canopy cover". While not locally native, the trees are of high value and would provide fauna habitat, and in addition Council's Landscape Referral team also recommend an alternate design in order to retain the identified trees.

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 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.

Protection of Habitat Features

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

Reason: To protect wildlife habitat.

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.