

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/0900
Proposed Development:	Alterations and additions to a dual occupancy including two garages and a pool.
Date:	25/07/2023
Responsible Officer	Olivia Ramage
Land to be developed (Address):	Lot 53 DP 774017 , 4 C Minkara Road BAYVIEW NSW 2104

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 controls:

- Biodiversity Conservation Act 2016 (BC Act)
- Biodiversity Conservation Regulation 2017 (BC Reg)
- Pittwater LEP 2014 cl. 7.6 Biodiversity Protection
- Pittwater 21 DCP cl. B4.18 Heathland/Woodland Vegetation

The Development Application seeks consent for alterations and additions to a dual occupancy including two garages and a pool.

The proposed works are largely located within the existing development footprint or within areas that have been previously disturbed. The Arborist Report (Hugh the Arborist 2023) has recommended the removal of three (3) trees including Tree 26 (Camellia Sasanqua), 27 (Citrus x sinensis) and 29 (Persea spp.) which are all exempt due to species or location. The removal of these trees will not cause a significant impact on biodiversity within the site and as such no objections are raised. The Landscape Plan (Serenescapes Landscape Designs 2023) submitted with the application provides sufficient tree replacements comprised entirely of locally native species, providing compliance with PDCC cl. B4.18.

The Bushfire Assessment Report (Building Code & Bushfire Hazard Solutions Pty Ltd 2023) noted that at the time of inspection the APZs were existing and no tree removal is required to implement the proposed APZs.

As such, the development is considered to be designed, sited and will be managed to avoid any

significant adverse environmental impact. Council's Biodiversity Referrals team raise no objections, subject to conditions.

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 Principal Certifier prior to issue of Construction Certificate.

Reason: To protect native vegetation.

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

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.

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.

