

Natural Environment Referral Response - Biodiversity

Application Number:	DA2022/2042
Proposed Development:	Alterations and additions to a dwelling house and boat house
Date:	19/01/2023
Responsible Officer	Phil Lane
Land to be developed (Address):	Lot A DP 376415 , 90 Hudson Parade CLAREVILLE NSW 2107 Lot LIC 589068 , 90 Hudson Parade CLAREVILLE 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

The proposal seeks approval for alterations and additions to a dwelling house.
The comments on this referral relate to the following provisions and controls:

- NSW Biodiversity Conservation Act 2016
- Pittwater LEP 2014 - Clause 7.6 Biodiversity Protection
- Pittwater 21 DCP - Clause B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community

The proposed alterations and additions take place in previously disturbed areas of the site and are unlikely to have an impact on native flora and fauna. However, the modifications proposed to the washed aggregate finish would take place in areas mapped on the Biodiversity Values Map (BV Map) and located outside of the site boundary. In accordance with the NSW Biodiversity Conservation Act, any impact to native vegetation within the BV Map will trigger entry into the NSW Biodiversity Offsets Scheme and the requirement for a Biodiversity Development Assessment Report. However, the submitted plans (and as confirmed by site inspection) indicate that the works within the road reserve will not impact upon native vegetation within the BV Map.

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 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 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

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 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

No Impacts to Native Vegetation within Biodiversity Values Map

Impacts to any native vegetation within the area mapped as Biodiversity Values Map will require a separate application for development consent which must be accompanied by a Biodiversity Development Assessment Report prepared by an ecologist accredited in application of the NSW Biodiversity Assessment Method, unless otherwise approved under an existing development consent, Local Land Services Native Vegetation Panel permit, or Threatened Species License.

Reason: Compliance with requirements of the NSW Biodiversity Offsets Scheme