

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/1153
Proposed Development:	Use of structure as a secondary dwelling
Date:	29/08/2023
Responsible Officer	Jordan Howard
Land to be developed (Address):	Lot 152 DP 29335 , 1 Kanimbla Crescent BILGOLA PLATEAU 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

Council's Biodiversity referrals team have assessed the Development Application for compliance against the following applicable provisions:

- NSW Biodiversity Conservation Act 2016
- Pittwater LEP 2014 cl. 7.6 Biodiversity Protection
- Pittwater 21 DCP c. B4.17 Littoral Rainforest - Endangered Ecological Community
- Planning for Bushfire Protection 2019
- SEPP (Resilience and Hazards) 2021 cl. 2.8 Development on land in proximity to littoral rainforest

The Development Application seeks consent for the use of structure as a secondary dwelling. The secondary dwelling is located within the existing dwelling within the site and as such the approval of its use has no impact on biodiversity values within the site.

No native trees or vegetation will be impacted. As such, Council's Biodiversity referrals team raise no objection, 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 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.