

Natural Environment Referral Response - Biodiversity

Application Number:	DA2021/2364
Date:	20/12/2021
Responsible Officer	Adam Mitchell
Land to be developed (Address):	Lot 17 DP 8595 , 121 Pacific Road PALM BEACH NSW 2108

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 application seeks approval for the demolition of the existing building and construction of a new two storey dwelling house, garage, carport, swimming pool and cabana. The application also seeks to establish an Asset Protection Zone (APZ) over the entirety of the site in perpetuity.

Council's Natural Environment Unit - Biodiversity referral team have reviewed the application for consistency against the relevant environmental legislation and controls, including:

Biodiversity Conservation Act 2016 (BC Act)

Biodiversity Conservation Regulation 2017

State Environmental Planning Policy (Coastal Management) 2018

- s11 Proximity to Littoral Rainforest

Pittwater Local Environmental Plan (PLEP)

- 7.6 Biodiversity Protection

Pittwater Development Control Plan (PDCP)

- B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor

The site is located within the Department of Planning, Industry and Environment's (DPIE) Biodiversity Values mapping:

<https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap>

Any removal of native vegetation from within mapped areas will trigger the Biodiversity Offset Scheme (BOS).

On review of the submitted Arboriculture Impact Assessment Report (The Tree MD 2021) It is noted that the application seeks to remove native trees (T.2, 4, 14) that are located within DPIE's Biodiversity Values mapping, and that appear to be located >10m from the existing dwelling and therefore do not benefit from the 10/50 Clearing Eligibility.

Further, concern is however raised over the recommended Asset Protection Zone (Bushfire Planning Services 2021):

- *"At the commencement of building works and in perpetuity the entire property shall be managed as an Asset Protection Zone in accordance with the requirements of Planning for Bushfire Protection, the RFS document Standards for Asset Protection Zones and in a manner that does not create a bushfire hazard to the property."*

that will extend into native vegetation that does not benefit from the 10/50 clearing eligibility. Both the establishment, and maintenance in perpetuity of an APZ over native vegetation is considered to constitute "clearing" as defined under s60C of the Local Land Services Act 2013, and therefore will trigger the BOS and will require assessment under the Biodiversity Assessment Methodology 2020 due to its location within DPIE's Biodiversity Values mapping.

Previous applications within the same property have determined a BAL of 'LOW', therefore no (known) APZ has been approved within the property to date.

The proposal must be accompanied by a Biodiversity Development Assessment Report (BDAR) prepared by an Accredited Assessor:

<https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor>

Alternatively, the applicant is encouraged to adopt a more sensitive design that allows retention of Tree 2 and 4, and increases the setback of the proposed dwelling to >100m from the hazard or as recommended by the Bushfire Practitioner to remove the requirement for establishment of an APZ, if possible.

On receipt of the required BDAR or redesign, Council's Natural Environment Unit - Biodiversity can reassess the application.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.