

Natural Environment Referral Response - Biodiversity

Application Number:	DA2022/2163
Proposed Development:	Construction of a dwelling house
Date:	21/02/2023
Responsible Officer	Adam Susko
Land to be developed (Address):	Lot 1 DP 1044346 , 1 / 46 Lane Cove Road INGLESIDE NSW 2101

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 the construction of a dwelling house.

The proposal has been assessed against the following relevant provisions:

- Vegetation SEPP 2017
- Pittwater LEP 2014 - Clause 7.6 Biodiversity Protection
- Pittwater 21 DCP - Clause B4.18 Heathland/Woodland Vegetation

As part of the proposal, the applicant wishes to relocate the position of the driveway from its existing location. The proposed location of the driveway will require additional native vegetation clearing which may impact upon known threatened flora records within the site. As a result, an ecologist who is an accredited assessor under the Biodiversity Assessment Method (BAM) is required to be engaged by the applicant to determine the likelihood of impacts on threatened species and determine the extent of required vegetation clearing under the current proposal.

The ecologist is required to determine whether total future vegetation clearing (including any future clearing entitlements that may apply under the 10/50 rule) will trigger entry into the Biodiversity Offsets Scheme (BOS). If native vegetation clearing exceeds the clearing threshold, a Biodiversity Development Assessment Report (BDAR) will be required to be prepared by the accredited assessor and submitted as additional information. If it is determined that the clearing threshold is not exceeded, thus not triggering the BOS, a Flora and Fauna Assessment (FFA) Report is to be submitted as additional information. The FFA should include information on how the BOS was not triggered.

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.