

Natural Environment Referral Response - Biodiversity

Application Number:	DA2021/0307
Date:	09/04/2021
Responsible Officer	Dean Pattalis
Land to be developed (Address):	Lot 1 DP 315635 , 8 Monash Parade DEE WHY NSW 2099

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 biodiversity related provisions:

- Warringah DCP cl. E2 Prescribed Vegetation
- Warringah DCP cl. E4 Wildlife Corridors
- Warringah DCP cl. E6 Retaining Unique Environmental Features
- Coastal Management SEPP 2018 cl. 13 Development on land within the coastal environment area

As stated in the Statement of Environmental Effects (SEE), the subject site has a new two-storey dwelling under construction approved under DA2020/0337, and a new garage under construction approved under a separate CDC2020/0552. This Development Application is for the construction of a new swimming pool and fence. As the site has been historically cleared of all vegetation, there are no further impacts to biodiversity as a result of the proposed works. As such, Council's biodiversity referrals team are satisfied that the proposed development complies with the above listed biodiversity provisions, subject to these conditions of consent.

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Dead or Injured Wildlife

If construction activity associated with this development results in injury or death 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

Certification of Landscape Plan

Landscaping is to be implemented in accordance with the approved Landscape Plans (Space Landscape Designs 2021 DA-04 Rev B) and these conditions of consent.

Details demonstrating compliance are to be prepared by the landscape architect and provided to the Principal Certifying Authority prior to issue of the Occupation Certificate.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site.

No Weeds Imported On To The Site

No Priority or environmental weeds (as specified on the NSW WeedWise website) are to be imported on to the site prior to or during construction works.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to issue of any Occupation Certificate.

Reason: To reduce the risk of site works contributing to spread of Priority and environmental weeds.