

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/1463
Date:	17/06/2020
Responsible Officer	Phil Lane
Land to be developed (Address):	Lot 44 DP 11214 , 95 Gurney Crescent SEAFORTH NSW 2092

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 following biodiversity-related provisions apply to the subject site:

- Manly LEP Clause 6.5 (Terrestrial Biodiversity)
- SEPP (Coastal Management) - Coastal Environment Area

It is noted that the proposal's compliance with these provisions was not addressed in the submitted DA. In order to achieve compliance with these provisions, significant new native landscaping is required to be established to the west of the proposed pool. Planted species are to be in accordance with the original vegetation community which still exists on other properties within the subject site's vicinity. The submitted Landscape Plan, which consists predominantly of exotic species, is to be amended/replaced accordingly.

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

New landscaping

Any new landscaping is to be composed entirely of species from the Sydney Coastal Sandstone

Foreshore Forest Plant Community Type (PCT). A species list is available from Council upon request. Landscape Plans are to be prepared/amended accordingly and compliance with this condition is to be certified in writing by a qualified landscape architect, horticulturalist or ecologist and evidence provided to the Principal Certifying Authority prior to issue of the Construction Certificate.

Reason: To achieve compliance with Manly LEP Clause 6.5 (Terrestrial Biodiversity).

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

No Planting Environmental Weeds

No environmental weeds are to be planted on the site. Information on weeds of the Northern Beaches can be found at the NSW WeedWise website (<http://weeds.dpi.nsw.gov.au/>). Compliance with this condition is to be certified in writing by a qualified landscape architect, horticulturalist or ecologist and provided to the Principal Certifying Authority prior to issue of any Occupation Certificate.

Reason: Weed management.

Maintain Fauna Access and Landscaping Provisions – Manly LEP Clause 6.5

All fauna access/movement and landscaping provisions specified in these conditions of consent are to be implemented and maintained for the life of the development.

Reason: To maintain fauna access to existing and proposed habitat within and surrounding the site.

Dead or Injured Wildlife – Manly LEP Clause 6.5

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 mitigate potential impacts to native wildlife resulting from construction activity.