

Natural Environment Referral Response - Biodiversity

Application Number:	DA2021/2457
Date:	15/03/2022
Responsible Officer	Anne-Marie Young
Land to be developed (Address):	Lot 1 DP 1145029 , 33 Myoora Road TERREY HILLS NSW 2084

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 proposed development has been assessed against the relevant environmental planning controls. The commentary within the SEE in relation to the Koala SEPP 2021, and the applicability of the Warringah DCP controls to the proposal are noted. I also note the requirement for detailed Landscape Plans to be submitted, and these are to identify the plant numbers and plant species as shown on the Plans and associated documentation submitted as part of the development application. The implementation of the landscape plan, including the planting of 40 trees will mitigate the tree removals proposed.

The native vegetation within the north-west corner of the site has previously been identified as an area of higher biodiversity value and should be retained and protected. While direct biodiversity impacts are limited to tree removals outside of this native vegetation zone, the project should ensure that this area is not subject to indirect impacts. The area in the north-west corner of the site should not be used as a parking area or materials storage during the construction works.

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 Certifying Authority prior to issue of Construction Certificate.

Reason: To protect native vegetation.

Temporary Protection Fencing – Exclusion Zones

Prior to the commencement of any works onsite, temporary mesh construction fencing is to be erected at the end of the gravel driveway to prevent access to areas of retained native vegetation located within the north-west corner of the site. The fencing is to prevent construction vehicles and materials storage occurring within the native vegetation area. Details demonstrating compliance must be prepared by the Project Manager and submitted to the Principal Certifying Authority prior to any commencement.

Reason: To preserve native vegetation and wildlife corridors.

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

No Weeds Imported On To The Site

No Priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan 2019 – 2023) 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.

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.