

Natural Environment Referral Response - Biodiversity

Application Number:	DA2020/0716
Date:	09/07/2020
Responsible Officer	Ashley Warnest
Land to be developed (Address):	Lot 11 DP 222326 , 1 Gilles Crescent BEACON HILL NSW 2100

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 south-west corner of the site is mapped as part of a Wildlife Corridor under Warringah DCP 2011. The proposed secondary dwelling will be constructed within this area, and therefore DCP cl. E4 Wildlife Corridors applies. To meet the objectives of the clause a landscape plan is to be provided that includes a combination of plant species and vegetation structure of the original 1750 community.

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

Landscaping

All plants used in the landscaping for this development must be local native species as per the species list in the Native Plant Species Guide for the Curl Curl Ward available on Council's website.

No Grevillea or Banksia hybrids are to be used in the landscaping for this development. Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: Biodiversity conservation and management

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/>).

Reason: Weed management.

Landscape Plan to be Implemented

Landscaping is to be implemented in accordance with the approved Landscape Plan. The new landscaping is to be approved as completed by the accredited certifier upon issue of the Occupation Certificate unless further conditions regarding the completion timeframe are imposed. This landscaping is to then be maintained for the life of the development.

Reason: To ensure the site is landscaped.