

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2020/1285
<b>Date:</b>	01/12/2020
<b>Responsible Officer</b>	Ashley Warnest
<b>Land to be developed (Address):</b>	Lot 13 DP 8373 , 44 Greycliffe Street QUEENSCLIFF NSW 2096

### 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 has been assessed against the following provisions which apply to the subject site:

- WDCP E2 Prescribed Vegetation
- WDCP E4 Wildlife Corridors
- WDCP E6 Retaining unique environmental features

Council's Biodiversity Referral Body provided the following pre-lodgement advice to the applicant in June 2020: "The site is mapped as part of the Warringah Wildlife Corridors. The applicant should address the objectives and requirements of Warringah Development Control Plan E4 Wildlife Corridors. Any proposed landscaping works should aim to reconstruct habitat in non-vegetated areas of wildlife corridors using a combination of plant species and vegetation structure of the local vegetation community. A Native Plant Species Guide for the Curl Curl ward is available on Council's website".

The Statement of Environmental Effects incorrectly states that the subject site is not within a wildlife corridor and that WDCP E4 does not apply. The applicant should be aware that applicable DCP controls must be addressed, as per pre-lodgement advice. Furthermore, the submitted landscape plan includes limited locally native species, contrary to pre-lodgement advice and the objectives of relevant controls. In order to achieve consistency with the controls, the landscape plan is to be amended. This will be conditioned.

Subject to recommended conditions, the proposal is considered unlikely to impact upon native vegetation, wildlife habitat or unique environmental features.

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**

**Amendment of Landscape Plans**

The submitted Landscape Plan is to be amended to include at least 60% (by number of plants) species listed in the 'Native Plant Guide' for the Manly and/or Curl Curl Wards available on Council's website. The amended Landscape Plan is to be certified by a qualified landscape architect prior to issue of the Construction Certificate.

**Reason:** To ensure landscaping is consistent with relevant Natural Environment LEP/DCP controls.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

**Certification of Landscape Works**

Landscaping is to undertaken in accordance with the amended landscape plan and these conditions of consent. Compliance with this condition is to be certified in writing by a Landscape Architect and provided to the Certifying Authority prior to issue of any Occupation Certificate.

**Reason:** To achieve consistency with WDCP E4 Wildlife Corridors.

**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.

**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 mitigate potential impacts to native wildlife resulting from construction activity.