

Natural Environment Referral Response - Biodiversity

Application Number:	DA2022/0081
Date:	25/02/2022
Responsible Officer	Thomas Prosser
Land to be developed (Address):	Lot A DP 404074 , 94 Toronto Avenue CROMER 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

The subdivision and new dwelling proposal has been assessed against relevant Part E controls of the Warringah DCP. Vegetation within the subject site is limited and generally exotic. In order to improve consistency with WDCP E4 Wildlife Corridors, new landscaping is to be established on both lots and is to include locally native species of the Narrabeen Ward.

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

Landscape Plans

Landscape Plans are to be prepared for both lots and must include new landscaping within the rear setbacks. Species used are to be composed of at least 60% locally native species (selected from the Narrabeen Ward planting list available on Council's website).

The Landscape Plan is to be prepared by a suitably qualified landscape architect and provided to the Certifying Authority prior to issue of the Construction Certificate.

Reason: To improve connectivity of the biodiversity corridor.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Wildlife Protection

If construction activity associated with this development results in injury or displacement 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 Plans

Landscaping is to be implemented in accordance with the certified Landscape Plans, as prepared for each lot prior to the Construction Certificate in accordance with 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 any Occupation Certificate.

Reason: To improve connectivity of the biodiversity corridor.

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.