

## Natural Environment Referral Response - Biodiversity

Application Number:	DA2020/1691
Date:	08/04/2021
Responsible Officer	Thomas Burns
Land to be developed (Address):	Lot 2316 DP 752038 , 4 Southern Cross Way ALLAMBIE HEIGHTS 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

Council's biodiversity referrals team have assessed this Development Application for compliance against the following applicable biodiversity related provisions:

- Warringah DCP cl. E2 Prescribed Vegetation
- Warringah DCP cl. E4 Wildlife Corridors
- Warringah DCP cl. E6 Retaining Unique Environmental Features

The proposed development requires the removal of one (1) prescribed tree (Tree 1, *Corymbia gummifera*), all other trees proposed for removal are considered exempt due to species or size.

Trees 2, 3, 4, 5, 8 and 9 are to be retained and protected in accordance with Figure 4 of the submitted Arborist Report (Keith Spelman 2020).

A Landscape Plan has been produced to accompany the application which includes native species in proposed plantings. The removal of Tree 1 is to be mitigated by the replacement with the same species as that being removed (*Corymbia gummifera*).

Subject to these consent conditions, Council's biodiversity referrals team are satisfied that the development complies with the above listed provisions.

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.

**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.

**Protection of Habitat Features**

All natural landscape features, including any rock outcrops, native vegetation and/or watercourses, are to remain undisturbed during the construction works, except where affected by necessary works detailed on approved plans.

Reason: To protect wildlife habitat.

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

**Certification of Landscape Plan**

Landscaping is to be implemented in accordance with the approved Landscape Plans and 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 the Occupation Certificate.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site.

**Replacement of Canopy Trees**

At least 1 locally native canopy tree is to be planted on site to replace protected trees approved for removal. Species are to have a minimum mature height of 8.5m and be consistent with species found within the nearby reserve. A suitable replacement would be the same as that being removed (*Corymbia gummifera*).

Tree plantings are to be retained for the life of the development and/or for their safe natural life. Trees

that die or are removed must be replaced with another locally native canopy tree.

Replacement plantings are to be certified as being completed in accordance with these conditions of consent by a qualified landscape architect, and details submitted to the Principal Certifying Authority prior to issue of any Occupation Certificate.

Reason: To establish appropriate native landscaping.

### **No Weeds Imported On To The Site**

No Priority or environmental weeds (as specified on the NSW WeedWise website) 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.