

## Natural Environment Referral Response - Biodiversity

Application Number:	DA2020/0078
Date:	17/03/2020
Responsible Officer	Maxwell Duncan
Land to be developed (Address):	Lot 25 DP 238711 , 58 Parni Place FRENCHS FOREST NSW 2086

### 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 following biodiversity provisions apply to the subject site:

- Warringah DCP E2 Prescribed Vegetation
- Warringah DCP E5 Native Vegetation
- Warringah DCP E6 Retaining unique environmental features

The proposed development will result in a major encroachment to the nominal tree protection zone (TPZ) of one protected native tree of high retention value (Tree 6) on the neighbouring property. The submitted arborist report (Hugh the Arborist, October 2019) identifies targeted tree protection measures to enable safe retention of this and other protected trees. Subject to implementation of these measures (including arborist supervision of works within TPZs) and amendments to the landscape plan to achieve consistency with the relevant controls and previous pre-lodgement advice, the proposal is supported.

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 (A Total Concept Landscape Architects, 8 October 2019) is to be

amended in accordance with the following:

- Deletion of Rhabdiolepis 'Summertime'
- The Rhabdiolepis is to be replaced with an appropriate species from the 'Sandstone Crest - Sheltered Moist Gullies' section of the 'Native Gardening Guide' 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 avoid weed encroachment into surrounding bushland in accordance with applicable Natural Environment controls.

## CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

### Pre-clearance Survey Required

A pre-clearance survey for wildlife is required prior to the movement or removal of any stockpiles. Clearing may only proceed if the survey concludes that no wildlife are present within the stockpile to be moved. A record of each inspection is to be made in the daily inspection register log-book. The log-book is to be made available to the Principal Certifying Authority.

**Reason:** To avoid injury or death of wildlife which may be sheltering in vegetation, materials or debris stockpiles.

## 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 Landscape Plan as amended by 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 avoid weed encroachment into surrounding bushland in accordance with applicable Natural Environment controls.

## 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.

### Control of Domestic Animals

Domestic pet animals are to be kept from entering the adjoining bushland at all times. Dogs and cats

are to be kept in an enclosed area or on a leash such that they cannot enter the adjoining reserve.

**Reason:** Wildlife protection