

## Natural Environment Referral Response - Biodiversity

Application Number:	DA2021/0028
Date:	08/02/2021
Responsible Officer	Kye Miles
Land to be developed (Address):	Lot 8 DP 25959 , 14 Lalchere Street CURL CURL 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

Council's Bushland and Biodiversity referrals team have reviewed the Development Application for compliance against the following applicable controls:

- Warringah DCP Clause E2 Prescribed Vegetation
- Warringah DCP Clause E4 Wildlife Corridors
- Warringah DCP Clause E6 Retaining Unique Environmental Features
- Coastal Management SEPP Clause 13 Development on land within the coastal environment area

All trees assessed by the Arborist (Seasoned Tree Consulting 2020) have been proposed for retention and protection. There are no prescribed trees proposed for removal. As such, Council's Bushland and Biodiversity referrals team are satisfied that the proposed development has been situated and designed to minimise the impact on prescribed vegetation, including remnant canopy trees, understorey vegetation, and ground cover species, subject to these consent conditions.

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.

**Amendment of Landscape Plans**

The submitted Landscape Plan (Formed Gardens 2020) is to be amended in accordance with the following:

- Deletion of the following exempt species from the planting schedule: *Olea europea* and *Lagerstroemia Natchetz*.
- Replacement with native species selected from Councils Native Plant Species Guide - Curl Curl Ward (available from Councils Website).

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

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

**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.

**Temporary Protection Fencing – Exclusion Zones**

Prior to the commencement of any works onsite, temporary mesh construction fencing is to be erected surrounding areas of retained native vegetation on the site as mapped in the Arboricultural Impact Assessment (Seasoned Tree Consulting 2020).

Details demonstrating compliance must be prepared by the Project Arborist and submitted to the Principal Certifying Authority prior to any commencement.

Reason: To protect native vegetation.

**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 amended Landscape Plan 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.

### **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.