

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2020/0450
<b>Date:</b>	31/08/2020
<b>Responsible Officer</b>	Nick England
<b>Land to be developed (Address):</b>	Lot 2 DP 530146 , 88 Booralie Road TERREY HILLS NSW 2084

### 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

#### Revised Comments

The applicant has submitted a Koala Assessment Report prepared in accordance with the Draft Koala Habitat Protection Guideline. The KAR includes construction and operation mitigation measures, and the implementation of these will be conditioned.

#### Original Comments

The proposed application occurs on a site greater than 1 hectare in area and identified on the Koala Development Application Map. Based on this the applicant is to address the requirements of clause 9 Development assessment process—no approved koala plan of management for land. The applicant is to submit to Council information that either addresses the:-

- (a) the requirements of the Draft Koala Habitat Protection Guideline, or
- (b) information, prepared by a suitably qualified and experienced person in accordance with the Guideline, provided by the applicant to the council demonstrating that—
  - (i) the land does not include any trees belonging to the feed tree species listed in Schedule 2 for the relevant koala management area, or
  - (ii) the land is not core koala habitat.

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:

DA2020/0450

## CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

### Project Ecologist

A Project Ecologist is to be employed for the duration of the approved works to ensure all koala habitat protection measures are carried out according to the conditions of consent.

The Project Ecologist will provide certification that conditions relating to the Koala Assessment Report (GIS Environmental 14 August 2020) are carried out. The Project Ecologist will ensure that all conditions relating to the biodiversity management of the property are fully implemented.

The Project Ecologist must have one of the following memberships/accreditation

- Practising member of the NSW Ecological Consultants Association OR
- Biodiversity Assessment Method assessor accreditation under the NSW Biodiversity Conservation Act 2016

**Reason:** To ensure koala habitat and bushland management.

### Implementation of Koala Assessment Report Recommendations

All requirements in the Koala Assessment Report (GIS Environmental 14 August 2020) are to be implemented prior, during and post construction.

Details demonstrating pre-construction compliance are to be certified by the project ecologist and submitted to the Certifying Authority prior to the issue of the Construction Certificate.

**Reason:** Biodiversity/Koala Habitat Conservation and Management.

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

### Implementation of Koala Assessment Report Recommendations

All requirements in the Koala Assessment Report (GIS Environmental 14 August 2020) are to be implemented prior, during and post construction.

Details demonstrating pre-construction compliance are to be certified by the project ecologist and submitted to the Certifying Authority prior to the issue of the Construction Certificate.

**Reason:** Biodiversity/Koala Habitat Conservation and Management.

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

### Tree Planting

All requirements in the Koala Assessment Report (GIS Environmental 14 August 2020) are to be implemented prior, during and post construction, including compensatory tree planting as per section 5.2 of the report.

All native trees are to be retained for the life of the development, or for their safe natural life. Trees that die or are removed must be replaced with another locally native canopy tree. Tree replacement plantings are to be certified by the project ecologist.

**Reason:** Tree replacement and Koala Habitat Protection.

## **ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

### **Control of Weeds**

Prior to the completion of works, all priority weeds (as listed under the Biosecurity Act 2015) are to be removed/controlled within the subject site using an appropriately registered control method. Information on weeds of the Northern Beaches can be found at the NSW WeedWise website (<http://weeds.dpi.nsw.gov.au/>). All environmental weeds are to be removed and controlled. Refer to Council website [http://www.pittwater.nsw.gov.au/environment/noxious\\_weeds](http://www.pittwater.nsw.gov.au/environment/noxious_weeds)

**Reason:** Weed management.

### **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.

### **Works to cease if item found**

If any Aboriginal Engravings or Relics are unearthed all work is to cease immediately and the Aboriginal Heritage Office (AHO) and Office of Environment and Heritage (OEH) are to be notified.

**Reason:** To protect Aboriginal Heritage.

### **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.