

Natural Environment Referral Response - Biodiversity

Application Number:	DA2020/1597
Date:	18/02/2021
Responsible Officer	Anne-Marie Young
Land to be developed (Address):	Lot 25 DP 7002 , 67 Pacific Parade DEE WHY 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

Council's biodiversity referrals team have assessed the development application for compliance against the following relevant provisions:

- Warringah DCP Clause E2 Prescribed Vegetation
- Warringah DCP Clause E6 Retaining Unique Environmental Features

The proposed development seeks to clear the majority of vegetation from within the lot, most of which is considered exempt due to size, species or location. Only one (1) prescribed tree (*Callistemon viminalis*) is proposed for removal. As such, the development is considered to be situated and designed to minimise the impact on prescribed vegetation, including remnant canopy trees, understorey vegetation, and ground cover species in accordance with WDCP cl. E2. To compensate for the removal of the *Callistemon viminalis*, replacement planting at a minimum ratio of 1:1 is required with a suitably native equivalent selected from the Native Plant Species Guide - Curl Curl Ward, which is available on Council's website.

The development is considered to have been designed to address any distinctive environmental features of the site and on adjoining nearby land, and respond to these features through location of structures, outlook, design and materials in accordance with WDCP cl. E6, through the redesign to include the retention of the natural rock outcrop.

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:

Amendment of Landscape Plans

The submitted Landscape Plan (Landscape Architecture Pty Ltd) is to be amended in accordance with the following:

- Deletion of exempt species, including *Raphiolepis* 'Snow Maiden', *Archontophoenix cunninghamiana*,
- Replacement with equivalent native species selected from the Native Plant Species Guide - Curl Curl Ward

All trees planted as part of landscaping are to reach maturity or at least a height of 9m.

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.

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

Protection of Habitat Features

Rock outcrop at the site frontage are to be protected and retained.

Details demonstrating compliance are to be provided to the Principal Certifying Authority prior to issue of any Occupation Certificate.

Reason: To protect wildlife habitat.

Certification of Landscape Plan

Landscaping is to be implemented in accordance with the approved Landscape Plans (Landscape Architecture Pty Ltd 2020) 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 one (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 Native Plant Species Guide - Curl Curl Ward, which is available on the Council website <https://www.northernbeaches.nsw.gov.au/node/34926>).

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.