

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0921
Responsible Officer	Benjamin Price
Land to be developed (Address):	Lot 4 DP 6555 , 104 Taiyul Road NORTH NARRABEEN NSW 2101

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 site is mapped as Biodiversity under the Pittwater LEP 2014. The development has been designed, sited and will be managed to avoid any significant adverse environmental impact, and will be managed to minimise the impact of the removal of one native tree. The Arborist report includes recommendations that should be incorporated into the consent in order to mitigate that impact. As the site is mapped as a wildlife corridor, DCP 2014 control B4.6 applies. Amendments to the Landscape Plan are recommended, with 60% of the plant species to be native vegetation (as per Lowlands/Shale Slopes species listed in Native Plants for Your Garden available on the Council website). Landscaping is to be outside areas of existing bushland and not include environmental weeds.

Referral Body Recommendation

Recommended for approval, subject to conditions

Recommended Natural Environment Conditions:

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

Amend Landscape Drawings

The Landscape drawings, submitted in conjunction with the approved Development Application and as amended by these conditions of consent, is to include 60% plant species representative of the local native vegetation community (as per Lowlands/Shale Slopes species listed in Native Plants for Your Garden available on the Council website). Landscaping is to be outside areas of existing bushland and not include environmental weeds.pp.).

Plans are to be amended and submitted to the Certifying Authority prior to the issue of the Construction

Certificate.

Reason: Retention and enhancement of wildlife corridors ensuring/providing the connection of flora and fauna habitats.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Fencing for Wildlife Passage

Any new fencing (with the exception of swimming pool fencing) is to be made passable to native wildlife. Hole dimensions are to be a minimum of 150mm wide x 100mm high at ground level spaced at 6 metre intervals.

Reason: Management of wildlife corridors

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

Weed Removal and Management

No weeds are to be imported on to the site.

All invasive and priority weeds on the site are to be removed and managed continuously, in accordance with the Biosecurity Act 2015.

Details demonstrating the removal and management of weeds are to be prepared by the project ecologist in writing and submitted to the Principal Certifying Authority prior to occupation certificate.

Reason: Weed management and biosecurity

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

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 – Manly LEP Clause 6.5

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 wildlife habitat areas at all times. Dogs and cats are to be kept in an enclosed area or on a leash such that they cannot enter areas of bushland or foreshore, unrestrained, on the site or on surrounding properties or reserves. Ferrets and rabbits are to be kept in a locked hutch/run at all times.

Reason: Wildlife protection

Landscape Plan to be Implemented

Landscaping is to be implemented in accordance with the approved Landscape Plan. The new landscaping is to be approved as completed by the accredited certifier upon issue of the Occupation Certificate unless further conditions regarding the completion timeframe are imposed. This landscaping is to then be maintained for the life of the development.

Reason: To ensure the site is landscaped.