

Natural Environment Referral Response - Biodiversity

Application Number:	DA2022/0775
Date:	24/06/2022
Responsible Officer	Gareth David
Land to be developed (Address):	Lot 2 DP 502501 , 48 Lindley Avenue 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 Development Application for a secondary dwelling is accompanied by a Flora and Fauna Assessment (ACS Environmental May 2022), which correctly identified the relevant Warringah DCP planning control clauses - E1 - Preservation of Trees or Bushland Vegetation, E4 - Wildlife Corridors, E6 - Retaining unique environmental features, E2 - Prescribed Vegetation, E3 - Threatened species or ecological communities listed under State or Commonwealth legislation, and E5 - Native Vegetation. The Report has also supplied evidence relating to the triggers for the NSW Biodiversity Offset Scheme threshold and the test of significance in accordance with the Biodiversity Conservation Regulation 2017, and concludes that the BOS does not apply.

Based on the site survey work, no native vegetation of significance will be removed, no significant hollows were detected, and the presence of High Threat Weeds is noted. No threatened flora species were recorded, and based on potential habitat loss within the small area the development significant impact to threatened fauna species with potential to occur within the locality is unlikely.

The Report recommends no removal of fauna habitat features such as bush rock outcrops, organic debris, branches or logs which provide refuge for native species, removal of woody weeds from the rear section of the subject land and replacement planting with native shrubs and ground cover characteristic of the local vegetation community.

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.

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.

Protection of Habitat Features

All natural landscape features, including any rock outcrops, native vegetation and/or watercourses, are to remain undisturbed during the construction works, except where affected by necessary works detailed on approved plans.

Reason: To protect wildlife habitat.

Relocation of Logs and Coarse Woody Debris

All logs and branches are to be salvaged from trees prior to any vegetation clearing and reused as fauna habitat within areas of retained native vegetation on the site.

Reason: To protect wildlife habitat.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Wildlife and habitat protection/replacement

All biodiversity-related measures are to be implemented during construction in accordance with the Flora and Fauna Assessment (ACS Environmental May 2022).

Compliance with these measures is to be certified by the Principal Certifying Authority.

Reason: To confirm compliance with wildlife and habitat protection/replacement measures.

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

Replacement of Canopy Trees

At least **two (2)** locally native canopy trees are 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 Council's Native Gardening Guide. Recommended species include *Glochidion ferdinandi* Cheese Tree, *Banksia*

integrilolia Coast Banksia, and Eucalyptus robusta , Swamp mahogany

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 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 in the Northern Beaches Local Weed Management Plan 2019 – 2023) 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.

Priority Weed Removal and Management

All Priority weeds as specified in the Northern Beaches Local Weed Management Plan 2019 – 2023) within the development footprint are to be removed. All High Threat Weeds identified within the Flora and Fauna Assessment (ACS Environmental May 2022) are to be removed and continuously controlled.

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 weeds.