

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2025/0922
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a swimming pool
<b>Date:</b>	05/08/2025
<b>Responsible Officer</b>	Nick Keeler
<b>Land to be developed (Address):</b>	Lot C DP 155018 , 11 Loftus Street 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 comments in this referral relate to the following applicable controls and provisions:

- SEPP (Resilience and Hazards) Coastal Environment Area
- Warringah DCP E2 Prescribed Vegetation
- Warringah DCP E4 Wildlife Corridors
- Warringah DCP E6 Retaining unique environmental features

The site adjoins land identified as Threatened and High Conservation Habitat however the proposed works are take place outside of this area and are unlikely to pose an impact.

As the proposal includes landscaping and no planting schedule has been submitted, conditions are recommended to avoid the inclusion of weeds. To ensure consistency with the ecological communities present in the vicinity, it is recommended that new plantings include native vegetation listed in the Native Planting Guide - Narrabeen Ward - Northern Beaches Council website.

No modification or removal of native vegetation or trees is proposed as part of this development. However, the area of land is identified as a wildlife corridor and five non-native palms will be removed to accommodate the development. It is recommended that replacement trees be planted to reduce impact to canopy cover.

There are no objections related to biodiversity, subject to 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 COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

#### **Wildlife Protection**

If construction activity associated with this development results in injury or displacement of a native mammal, bird, reptile or amphibian, a licensed 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.

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

#### **No Weeds Imported On To The Site**

No Priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan) are to be imported on to the site prior to or during construction works.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To reduce the risk of site works contributing to spread of Priority and environmental weeds.

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

#### **Protection of Habitat Features**

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

Reason: To protect wildlife habitat.

#### **Control of Domestic Dogs/Cats**

Domestic dogs and cats are to be kept from entering wildlife habitat areas at all times.

Dogs and cats are to be kept in an enclosed area and/or inside the dwelling, or on a leash such that they cannot enter areas of wildlife habitat, bushland or foreshore unrestrained, on the site or on surrounding properties or reserves.

Reason: To protect native wildlife and habitat.