Natural Environment Referral Response - Biodiversity

Application Number:	DA2025/1273
Proposed Development:	Demolition works and construction of a dwelling house including a swimming pool
Date:	23/09/2025
Responsible Officer	Lachlan Rose
Land to be developed (Address):	Lot 7 DP 6260 , 14 Stewart Avenue CURL CURL NSW 2096

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 applicable controls and provisions:
- SEPP (Resilience & Hazards) 2021 - Coastal Environment Area
- Warringah DCP 2011 - E2 Prescribed Vegetation
- Warringah DCP 2011 - E4 Wildlife Corridors
- Warringah DCP 2011 - E6 Retaining unique environmental features

The proposed developments take place on a site that is already highly disturbed with no native trees or significant vegetation. The proposed positioning for the new driveway will necessitate removal of the only mature trees on the site, which according to the Statement of Environmental Effects (Four Towns Planning, Sep 2025) are exempt trees. It will be conditioned that a minimum of two locally native canopy trees be included in the planting schedule (as per species listed in the Native Planting Guide- Curl Curl Ward, available on council's website).

There are no objections in relation to biodiversity, subject to conditions.

The proposal is therefore unsupported.

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.

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

Replacement of Canopy Trees
At least 2 locally native canopy trees are to be planted on the site to replace protected trees approved for removal. Species are to have a minimum mature height of 8.5m and be consistent with the Native Planting Guide- Curl Curl Ward available on Council's website.

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 Certifier 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) 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.