

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2022/2236
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	18/01/2023
<b>Responsible Officer</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 61 DP 262723 , 17 Farrer Place FRENCHS FOREST NSW 2086

### 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 proposal seeks approval for alterations and additions to a single dwelling.  
The comments on this proposal relate to the following applicable controls:

- Warringah DCP Clause E2 - Prescribed Vegetation
- Warringah DCP Clause E5 - Native Vegetation
- Warringah DCP Clause E6 - Retaining unique environmental features

The proposal has been submitted with an accompanying Arboricultural report recommending the removal of two trees (T3 - *Banksia serrata* and T5 *Pittosporum undulatum*). No objections are raised as it has been determined that T3 is in a declining state (confirmed via a desktop survey) and T5 is exempt under current Northern Beaches Council tree preservation order.

An accompanying Landscape Plan has also been submitted which is to be amended to remove those species that are listed as declared weeds within the Northern Beaches Local Priority Weed Management strategy (2021 -2026).

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:

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

### **Amendment of Landscape Plans**

The submitted Landscape Plan is to be amended in accordance with the following:

- Deletion of *Raphiolepis indica* in accordance with the current Northern Beaches Council Local Priority Weed Management Strategy (2021-2026).

The amended Landscape Plan is to be certified by a qualified landscape architect and provided to the Certifier prior to issue of the Construction Certificate.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site.

## 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 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

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

No Priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan 2021 – 2026) 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.