

## Natural Environment Referral Response - Biodiversity

|                                        |                                                                   |
|----------------------------------------|-------------------------------------------------------------------|
| <b>Application Number:</b>             | DA2023/1756                                                       |
| <b>Proposed Development:</b>           | Alterations and additions to a dwelling house                     |
| <b>Date:</b>                           | 15/12/2023                                                        |
| <b>Responsible Officer</b>             | Nick Keeler                                                       |
| <b>Land to be developed (Address):</b> | Lot 406 DP 14137 , 29 Condover Street NORTH<br>BALGOWLAH NSW 2093 |

### 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 in this referral relate to the following applicable controls and provisions:

- Warringah DCP Clause E2 Prescribed Vegetation
- Warringah DCP Clause E6 Retaining Unique Environmental Features

The proposal has been submitted with an Arboricultural Impact Assessment and recommended the removal of a single tree identified as a *Jacaranda mimosifolia*. However, as this tree is found on the Council road reserve this matter is deferred to the appropriate referral team.

A bushfire report has been submitted with the application and awarded the site a level of risk of BAL-29, recommending that the property be treated as an inner protection area in perpetuity. No objections are raised and no additional removal of vegetation is required to achieve this outcome.

No impacts to native flora and fauna would take place as the proposed development would take place in a previously disturbed area of the site.

No native vegetation or fauna habitat would be impacted, the development is designed, sited and will be managed to avoid any significant adverse environmental impact.

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:**

Nil.