

Natural Environment Referral Response - Biodiversity

Application Number:	DA2024/0163
Proposed Development:	Alterations and additions to a dwelling house including a garage, swimming pool and inclinor lift
Date:	14/03/2024
Responsible Officer	Stephanie Gelder
Land to be developed (Address):	Lot 8 DP 7090 , 21 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

Council's Biodiversity Referrals team have assessed the Development Application for compliance against the following applicable provisions:

- Warringah DCP cl. E2 Prescribed Vegetation
- Warringah DCP cl. E3 Threatened Species, Populations, Ecological Communities listed under State or Commonwealth Legislation or High Conservation Habitat
- Warringah DCP cl. E4 Wildlife Corridors
- Warringah DCP cl. E5 Native Vegetation
- Warringah DCP cl. E6 Retaining Unique Environmental Features
- Planning for Bushfire Protection 2019 - Bushfire Prone Land
- SEPP (Resilience and Hazards) 2021 cl. 2.10 Development within the coastal environment area

Two (2) trees are noted for removal in the Landscape Plan (Hugo Haskard Drafting Services, 25/01/2024) including Tree 10 (*Plumeria obtusa*) and Tree 12 (*Ligustrum lucidum*), both of which are exempt species. An additional area of mixed native and exotic groundcovers will be required to be removed to facilitate the proposed development. Proposed landscaping is largely native and considered sufficient for replacement within the site. Rock outcrops are to be retained and protected within the site and removal of weeds will be conditioned.

No objectives from a biodiversity perspective, 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 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 Principal Certifier prior to issue of Construction Certificate.

Reason: To protect native vegetation.

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

Protection of Habitat Features

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

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

Reason: To protect wildlife habitat.

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.

Priority Weed Removal and Management

All Priority weeds (as specified in the Northern Beaches Local Weed Management Plan) within the development footprint are to be removed using an appropriate control method.

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 weeds.