

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2023/0492
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	24/05/2023
<b>Responsible Officer</b>	Brittany Harrison
<b>Land to be developed (Address):</b>	Lot 3 DP 152422 , 4 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 proposal seeks approval for alterations and additions to a single dwelling.  
The comments in this referral relate to the following applicable controls and provisions:

- SEPP (Resilience and Hazards) 2021 - Development within the coastal environment
- Warringah DCP - Clause E2 Prescribed Vegetation
- Warringah DCP - Clause E4 Wildlife Corridors
- Warringah DCP - Clause E6 Retaining unique environmental values

The proposed alterations and additions would take place in previously disturbed areas of the site and would not require the removal of vegetation.

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:

**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.