

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	Mod2024/0035
<b>Proposed Development:</b>	Modification of Development Consent DA2022/0888 granted for Alterations and additions to a dwelling house including a garage, shed and carport
<b>Date:</b>	15/02/2024
<b>Responsible Officer</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 259 DP 752017 , 259 / 0 Aumuna Road TERREY HILLS NSW 2084

### 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 development application has been assessed against the following applicable biodiversity legislation and controls:

- Biodiversity Conservation Act 2016 (BC Act 2016)
- Biodiversity Conservation Regulation 2017 (BC Reg 2017)
- Planning for Bushfire Protection 2019 (PBP 2019)
- Warringah DCP cl. E2 Prescribed Vegetation
- Warringah DCP cl. E4 Wildlife Corridors
- Warringah DCP cl. E6 Retaining Unique Environmental Features

The proposed changes to ancillary structures would take place in previously disturbed areas and are unlikely to impact upon native flora and fauna.

The proposed relocation of the shed results in impacts to additional trees to those approved for removal under DA2022/0888. However, upon review of documents provided with MOD2023/0088, no additional trees are being proposed for removal on top of those approved for removal.

The submitted bushfire report confirms that no additional measures are required for compliance with PBP 2019.

The landscape proposal has not included a plating schedule including species of trees proposed for

planting but provides enough plantings to compensate for the loss of the trees in the long term. This has been previously conditioned.

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.

#### **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**

#### **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.