

Natural Environment Referral Response - Biodiversity

Application Number:	DA2022/1452
Date:	28/10/2022
Responsible Officer	Phil Lane
Land to be developed (Address):	Lot 421 DP 1004511 , 32 A Nareen Parade NORTH 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 comments on this assessment relate to the following controls:

SEPP (Resilience and Hazards) 21 - Chapter 2 Coastal Environment Area
Pittwater LEP 2014 - cl 7.6 Biodiversity Protection
Pittwater 21 DCP 2014 - cl. B4.4 Category 2 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor

The proposed development is within an existing disturbed area and therefore is unlikely to impact upon native vegetation or wildlife habitat.

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 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**

New Vegetation Planting

Any new landscaping is to be composed of a minimum 60% locally native species (as a proportion of the total number of plants), selected from the Narrabeen Ward native planting guide available on Council's website.

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

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