

Natural Environment Referral Response - Biodiversity

Application Number:	DA2022/0944
Date:	08/07/2022
Responsible Officer	Claire Ryan
Land to be developed (Address):	Lot 61 DP 209826 , 109 Rose Avenue WHEELER HEIGHTS NSW 2097

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 has been assessed against the following applicable biodiversity-related provisions:

- SEPP (Resilience and Hazards) - Coastal Environment Area
- Warringah DCP cl. E2 Prescribed Vegetation
- Warringah DCP cl. E4 Wildlife Corridors
- Warringah DCP cl. E6 Retaining unique environmental features.

The proposed works are within the existing development footprint and will not require removal of native vegetation or wildlife habitat. Conditions applied by the Riparian Referrals Team will serve to protect high conservation value areas within Narrabeen Lagoon and adjoining riparian habitats.

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

No Weeds Imported On To The Site

No Priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan 2019 – 2023) are to be imported on to the site prior to or during construction works.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to issue of any Occupation Certificate.

Reason: To reduce the risk of site works contributing to spread of Priority and environmental weeds.