

Natural Environment Referral Response - Biodiversity

Application Number:	DA2024/0013
Proposed Development:	Alterations and additions to an existing community facility (North Narrabeen Surf Life Saving Club)
Date:	01/02/2024
Responsible Officer	Claire Ryan
Land to be developed (Address):	Lot B DP 376822 , 219 - 227 Ocean Street NARRABEEN NSW 2101 Lot 1 DP 339162 , 219 - 227 Ocean Street NARRABEEN NSW 2101 Lot 2 DP 339162 , 219 - 227 Ocean Street NARRABEEN NSW 2101 Lot 6 DP 5768 , 219 - 227 Ocean Street NARRABEEN NSW 2101 Lot 8 DP 5768 , 219 - 227 Ocean Street NARRABEEN NSW 2101 Lot 1 DP 339162 , 225 - 227 Ocean 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 comments in this referral relate to the following applicable controls and provisions:

- State Environmental Planning Policy (Resilience and Hazards) 2021 clause 2.10 Development on land within the coastal environment area
- Warringah Development Control Plan 2011 – Controls
 - E1 Preservation of Trees or Bushland Vegetation
 - E2 Prescribed Vegetation
 - E3 Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat
 - E4 Wildlife Corridors
 - E5 Native Vegetation

Portions of the site are now identified on the Department of Planning and Environment's Biodiversity

Values Map (BV Map). Under the NSW Biodiversity Conservation Act, any removal of native vegetation from within mapped areas will trigger the Biodiversity Offsets Scheme (BOS) and the requirement for a Biodiversity Development Assessment Report (BDAR).

However, the portions of the site added to the BV Map have been added in the last 90 days and the submitted plans and documentation indicate that the proposed works are located outside of the BV Map area and will not require the removal of native vegetation. Therefore, the proposal will not trigger entry into the BOS.

As the proposed alterations and additions would take place in previously disturbed areas with a hardstand it is unlikely that native flora and fauna 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 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

Native Landscaping

Any new landscaping is to incorporate a minimum 80% locally native vegetation species as a proportion of the total number of plants. Locally native species are to be consistent with the relevant section of the Native Planting Guide available on Council's website.

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

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

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.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Protection of Habitat Features

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

Reason: To protect wildlife habitat.

Control of Domestic Dogs/Cats

Domestic dogs and cats are to be kept from entering wildlife habitat areas at all times.

Dogs and cats are to be kept in an enclosed area and/or inside the dwelling, or on a leash such that they cannot enter areas of wildlife habitat, bushland or foreshore unrestrained, on the site or on surrounding properties or reserves.

Reason: To protect native wildlife and habitat.