

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2024/1692
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	08/01/2025
<b>Responsible Officer</b>	Jordan Howard
<b>Land to be developed (Address):</b>	Lot 15 DP 2610 , 5 Barrabooka Street CLONTARF NSW 2093

### 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:

- SEPP (Resilience and Hazards) 2021 - Development within the coastal environment
- Planning for Bushfire Protection 2019
- Manly LEP Clause 6.5 Terrestrial Biodiversity

The proposal has been submitted with an arborist report that has assessed the condition of a total of 4 trees and concluded that all trees can be retained subject to the use of tree protection measures.

The submitted bushfire report has concluded that the level of risk awarded to the site is - Bushfire Attack Level Flame Zone (BAL FZ). The report recommends that the property be managed as an Inner Protection Zone in perpetuity and no objections are raised given that no impacts to the natural environment would take place from this recommendation.

A Flora and Fauna Assessment has been submitted with the application and confirmed that no significant impacts would take place if the proposed works take place. However, measures to be implemented before, during and after construction to avoid and minimise impacts to the natural environment have been provided and include recommendations about the future landscaping on the site. This will be 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 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 Certifier prior to issue of Construction Certificate.

Reason: To protect native vegetation.

**Amendment of Landscape Plans**

The submitted Landscape Plan is to be amended in accordance with the following recommendation set out in the submitted Flora and Fauna Assessment (Narla Environmental, November 2024):

- Landscaping efforts within the Subject Property should incorporate species representative of the locally-occurring PCT 3594: Sydney Coastal Sandstone Foreshores Forest that occurs in the surrounding locality.

The Landscape Plan is to be amended by a qualified landscape architect and provided to the Certifier prior to issue of the Construction Certificate.

Reason: To maintain and replace habitat on the site.

**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.

### **Priority Weed Removal and Management**

All Priority weeds (as specified in the Northern Beaches Local Weed Management Plan) within the development footprint are to be removed using an appropriate control method.

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 weeds.

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

### **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.