

## Natural Environment Referral Response - Biodiversity

Application Number:	DA2022/1695
Date:	25/11/2022
Responsible Officer	Megan Surtees
Land to be developed (Address):	Lot 1 DP 5875 , 385 Condamine Street ALLAMBIE HEIGHTS NSW 2100

### 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 to this proposal relate to the following provisions:

- Warringah DCP Clause E2 Prescribed Vegetation
- Warringah DCP Clause E6 Retaining unique environmental features
- Coastal Environment Area (Resilience and Hazards SEPP 2021)

The proposal seeks approval for alterations to a dwelling on a heavily disturbed site. Impacts to native flora and fauna are unlikely, and the coastal environment area will not be significantly impacted. All established canopy trees must be retained.

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.

**Protection of Habitat Features**

All established canopy trees, 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.