

Natural Environment Referral Response - Biodiversity

Application Number:	DA2022/2247
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	27/03/2023
Responsible Officer	Kye Miles
Land to be developed (Address):	Lot Y DP 402956 , 85 Powderworks Road 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

AMENDED COMMENTS 27/03/2023

The proposal seeks approval for alterations and additions to a dwelling house including a swimming pool.

The comments on this referral relate to the following controls and provisions:

- Pittwater 21 DCP - Clause 4.3 Flora and Fauna Habitat Enhancement Category 2 Land

An arboricultural impact assessment has been submitted with the application indicating that one high category tree (Tree 1 - *Araucaria heterophylla*) and a single low category tree (Tree 2 - *Plumeria* sp.) could be impacted if the recommended protection measures are not in place during works.

No native vegetation or fauna habitat 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 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) 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.