

Natural Environment Referral Response - Biodiversity

Application Number:	DA2024/0082
Proposed Development:	Alterations and additions to a dwelling house
Date:	16/02/2024
Responsible Officer	Nick England
Land to be developed (Address):	Lot 114 DP 4889 , 120 Seaforth Crescent SEAFORTH NSW 2092

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:

- SEPP (Resilience and Hazards) 2021 - Littoral Rainforest and Proximity Area\

The proposal has indicated that no removal of vegetation will take place and that landscape works will be undertaken. However no landscape proposal has been submitted with the application including a planting schedule with numbers of plants/trees and species to be planted.

The site is on land identified as proximity area for littoral rainforest and as such the development must not impact on the ecological integrity of the rainforest. Conditions will apply.

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.

Landscape Plan

A Landscape Plan is to be prepared which includes a minimum of 80% locally native species as a proportion of the total number of plants. Locally native species are to be consistent with the Littoral Rainforest Endangered Ecological Community or the relevant section of the Native Planting Guide available on Council's website.

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

Reason: To maintain habitat values 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.

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.