

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2023/0998
<b>Proposed Development:</b>	Alterations and additions to a Community Facility
<b>Date:</b>	29/08/2023
<b>Responsible Officer</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 1 DP 909023 , 9999 The Esplanade FRESHWATER NSW 2096

### 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 proposed development is for alterations and additions to the existing Freshwater Surf Life Saving Club (FSLSC), including a new restaurant, café, museum and upgrades to existing community facilities. The potential impacts of the proposal to terrestrial biodiversity values within the locality have been assessed against the following relevant planning controls:-

- State Environmental Planning Policy (SEPP) (Resilience and Hazards) 2021 Clause 2.10
- Warringah DCP Controls
  - E1 Preservation of Trees or Bushland Vegetation,
  - E3 Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat,
  - E4 Wildlife Corridors and
  - E6 Retaining unique environmental features

The development will largely be contained within the existing building footprint, although two trees located close to the existing building and other vegetated areas will be impacted. A Landscape Plan has been submitted that proposes additional tree planting and landscaping as part of the development. The suitability of the species selected will be assessed as part of the Landscape Referral, however it is recommended that habitat in non vegetated areas of the wildlife corridor is created where possible using a combination of plant species and vegetation structure of the original Sydney Coastal Heath and Fore-dune vegetation community .

Based on the level of impacts proposed and consideration of the mitigation and management

measures, the development is unlikely to significantly impact the coastal environment area, wildlife corridor or native vegetation cover within the study area or locality.

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**

#### **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**

### **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.