

Natural Environment Referral Response - Biodiversity

Application Number:	DA2025/0117
Proposed Development:	Demolition works and construction of a dwelling house including a swimming pool and cabana
Date:	25/02/2025
Responsible Officer	Adriana Bramley
Land to be developed (Address):	Lot 7 DP 224946 , 12 Molong Street NORTH CURL CURL NSW 2099

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

Council's Biodiversity Referrals team have assessed the Development Application for compliance against the following applicable provisions:

- Warringah DCP cl. E2 Prescribed Vegetation
- Warringah DCP cl. E4 Wildlife Corridors
- Warringah DCP cl. E6 Retaining Unique Environmental Features
- SEPP (Resilience and Hazards) 2021 - Coastal Environment Area Map

The Arborist Report (Jamie Oates, December 2024) submitted with the application recommends the removal of fifteen (15) trees to facilitate the proposed development, including T11-23, T25 and T26. All trees proposed for removal are considered exempt due to size or species and as such, there are no objections to their removal. The Landscape Plan (Pier 8 Studio, December 2024) has proposed 10 replacement trees as well as a suite of mixed native and exotic shrubs and groundcovers.

The Bushfire Assessment Report (Bushfire Consultancy Australia, December 2024) has recommended that "at the commencement of building works and in perpetuity the entire site should be managed as an Inner Protection Area (IPA) as per the Asset protection Zone principles of Appendix 4 of PBP 2019".

No objections in relation to biodiversity, subject to conditions.

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.

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.