

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/0185
Proposed Development:	Demolition work and alterations and additions to a dwelling house including a swimming pool
Date:	27/03/2023
Responsible Officer	Alex Keller
Land to be developed (Address):	Lot 10 DP 1257419 , 25 Loch Street FRESHWATER NSW 2096 Lot 7 DP 14040 , 23 Loch Street 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 proposal seeks approval for demolition work and alterations and additions to a dwelling house including a swimming pool.

The comments on this referral relate to the following applicable controls:

- Warringah DCP Clause E2 - Prescribed Vegetation
- Warringah DCP Clause E4 - Wildlife Corridors
- Warringah DCP Clause E6 - Retaining unique environmental features

The proposed alterations and additions would take place in a previously disturbed site. Impacts to native flora and fauna are unlikely. However, conditions shall apply to ensure that WDCP Controls are complied with.

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 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.

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.