

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/0278
Proposed Development:	Alterations and additions to a dwelling house including construction of a swimming pool
Date:	27/03/2023
Responsible Officer	Jordan Davies
Land to be developed (Address):	Lot 1 DP 949656 , 3 Pavilion Street QUEENSCLIFF 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 alterations and additions to a dwelling house including construction of a swimming pool.

The comments in this referral relate to the following applicable biodiversity controls:

- Warringah DCP Clause E2 Prescribed Vegetation
- Warringah DCP Clause E4 Wildlife Corridor
- Warringah DCP Clause E5 Native Vegetation
- Warringah DCP Clause E6 Retaining unique environmental features

The site on which the proposed development would take place is highly disturbed and it is unlikely that native flora and fauna would be impacted. However, conditions will apply to ensure landscaping is compliant with WDCP Controls.

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.

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****Native Landscaping**

Any new landscaping is to incorporate locally native species in order to retain and enhance native vegetation and the ecological functions of wildlife corridors. Species are to be consistent with the relevant section of the Native Planting Guide available on Council's website.

Details demonstrating compliance are to be provided to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To ensure compliance with the requirement to retain and protect native planting on the site.