

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2022/1128
<b>Proposed Development:</b>	Partial demolition of the existing dwelling and construction of a new dwelling including retention of substantial portions of the existing dwelling and a detached secondary dwelling over a garage together with a swimming pool
<b>Date:</b>	03/02/2023
<b>Responsible Officer</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot 12 DP 829988 , 38 The Drive 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

#### Biodiversity Referral (3 February 2023)

The amended plans are noted. There are no objections to the proposal, subject to recommended conditions.

#### Biodiversity Referral (22 August 2022)

Council's Biodiversity referrals team have assessed the Development Application for compliance against the following biodiversity related provisions:

- Warringah DCP cl. E2 Prescribed Vegetation
- Warringah DCP cl. E6 Retaining Unique Environmental Features

The Arboricultural Impact Assessment submitted with the Development Application notes that all trees assessed by the Arborist are to be retained and protected. As such, the proposed development has been situated and designed to minimise the impact on prescribed vegetation, including canopy trees, understorey vegetation, and ground cover species in accordance with WDCP cl. E2. Subject to these conditions of consent, Council's biodiversity referrals team are satisfied that the proposed development complies with the above listed provisions.

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**

**Dead or Injured Wildlife**

If construction activity associated with this development results in injury or death of a native mammal, bird, reptile or amphibian, a registered 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 2019 – 2023) 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.