

Natural Environment Referral Response - Biodiversity

Application Number:	DA2025/0375
Proposed Development:	Alterations and additions to a dwelling house
Date:	06/05/2025
Responsible Officer	Olivia Ramage
Land to be developed (Address):	Lot 93 DP 239217 , 53 Timaru Road TERREY HILLS NSW 2084

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 has been assessed against the following environmental planning instruments and controls:-

- NSW Biodiversity Conservation Act 2016 & Regulation 2017
- Warringah Development Control Plan 2011 controls:-
 - E1 Preservation of Trees or Bushland Vegetation
 - E2 Prescribed Vegetation
 - E4 Wildlife Corridors
 - E5 Native Vegetation

The site is also mapped as bush fire prone land, and a bushfire hazard report has been provided that recommends the management of vegetation for creation and maintenance of an asset protection zone. The site has limited setbacks, and the construction is to be to BAL Flame Zone. The vegetation to be removed for the proposed bedroom extension and APZ area is a mix of native and exotic plantings, and remnant native vegetation. There is evidence of weed growth, native regeneration and pruning works.

The impacts to native vegetation are unlikely to significantly impact natural habitat for local wildlife or the ecological functions of wildlife corridors. While not shown on the site survey, the Site Analysis Plan (Centric Architects Drawing # 0364 - 2200 Issue A dated 14/2/2025) indicates a tree within the eastern corner of the property. This native tree (*Eucalyptus haemastoma*) is to be protected and retained (assuming that it is within the development site) for the life of the development and cannot be removed as part of the bush fire asset protection works. Any other vegetation management must be in

accordance with the NSW RFS Guideline document "Standards for asset protection zones".

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.

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.

Clearing for Asset Protection Zones

Clearing of vegetation during works for APZ establishment must only occur within the subject site. No clearing is to be undertaken outside of the APZ boundaries. All Eucalypt species whether on site or on adjoining lands must be retained and protected. In creating the APZ, preference should be for the removal of noxious and environmental weeds first, remove more flammable species such as those with rough, flaky or stringy bark, and remove or thin understorey plants, trees and shrubs less than three metres in height.

Written certification of compliance is to be submitted to the Principal Certifier.

Reason: To protect native vegetation and wildlife.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

Protection of Habitat Features

All natural landscape features, including any rock outcrops, native vegetation and/or watercourses, are to remain undisturbed except where affected by necessary works detailed on approved plans.

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

Reason: To protect wildlife habitat.

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.

Maintenance of Asset Protection Zones

Vegetation clearing for ongoing APZ maintenance must only occur within the surveyed and marked APZ boundaries. No clearing is to be undertaken outside of the APZ boundaries.

Reason: To protect native vegetation and wildlife.

Control of Domestic Dogs/Cats

Domestic dogs and cats are to be kept from entering wildlife habitat areas at all times.

Dogs and cats are to be kept in an enclosed area and/or inside the dwelling, or on a leash such that they cannot enter areas of wildlife habitat, bushland or foreshore unrestrained, on the site or on surrounding properties or reserves.

Reason: To protect native wildlife and habitat.