

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2023/0044
Proposed Development:	Modification of Development Consent DA2021/0077 granted for Alterations and additions to a dwelling house
Date:	24/02/2023
Responsible Officer	Dean Pattalis
Land to be developed (Address):	Lot 2 DP 430766 , 38 Lagoon Street NARRABEEN NSW 2101

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 modification of Development Consent DA2021/0077 granted for Alterations and additions to a dwelling house/

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

- SEPP (Resilience and Hazards) 2021 - Coastal Wetlands and Proximity Area
- Warringah DCP Clause E2 Prescribed Vegetation
- Warringah DCP Clause E4 Wildlife Corridors
- Warringah DCP Clause E6 Retaining unique environmental features

The modifications to Development Consent DA2021/0077 will not require the removal of any vegetation on site and no existing landscaping will be lost by the proposal. The development plans are therefore consistent with the relevant requirements of State Environmental Planning Policy (Resilience and Hazards) 2021 and Warringah DCP 2011.

The proposed development will not significantly impact on the biophysical, hydrological or ecological integrity of the adjacent coastal wetland and is generally consistent with the wildlife corridor control objectives.

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 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.