

Natural Environment Referral Response - Biodiversity

Application Number:	DA2022/2104
Proposed Development:	Alterations and additions to a dwelling house including a garage
Date:	01/02/2023
Responsible Officer	Jordan Howard
Land to be developed (Address):	Lot 1 DP 532201 , 1 Coreen Avenue 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 proposal seeks approval for alterations and additions to a dwelling house including a garage.

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

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

The proposed alterations and additions are limited to areas of the site that have been previously disturbed. Therefore, the impact to native flora and fauna is unlikely. Additionally, the proposal has been submitted with a bushfire report that has identified that the Asset Protection Zone (APZ) is existing and as such no tree removal or other vegetation modification is necessary to establish it.

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.

**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.