

Natural Environment Referral Response - Biodiversity

Application Number:	DA2025/0938
Proposed Development:	Construction of a dwelling house
Date:	25/07/2025
Responsible Officer	Olivia Ramage
Land to be developed (Address):	Lot 15 DP 271326 , 15 Raven Circuit WARRIEWOOD NSW 2102

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

- Pittwater LEP 7.6 Biodiversity protection.
- SEPP (Resilience and Hazards) 2021 - Coastal Wetlands Proximity Area.

The property is a vacant lot with no existing trees within the property boundaries.

A Landscape Plan is submitted proposing landscape works to enhance the landscape setting of the lot development and no concerns are raised, subject to condition of no priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan) being imported on to the site prior to or during construction works.

There are no objections in relation to biodiversity, subject to conditions.

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.

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) 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.