

2 September 2025

Lyle Kahn
Cley Studio
17-19 Alberta Street
Sydney NSW 2000

Biodiversity Statement for 43, 45-49 Warriewood Road, Warriewood.

Dear Lyle,

This letter has been prepared following a request from Effective Building & Consultancy to provide a biodiversity statement to support a new development application (DA) for the construction of residential housing at 43, 45-49 Warriewood Road, Warriewood (**Figure 1**), legally described as Lot 2 in DP 972209, Lot 2 in DP 349085 and Lot 1 in DP 349085 (the study area).

The study area comprises residential land that is zoned R3 – Medium Density under the Pittwater Local Environment Plan 2014. The study area was the subject of a DA that was approved on 14 June 2024 (DA2021/2600) for the subdivision of land into 12 lots, supporting engineering civil works, biodiversity management of riparian/wetland areas and the construction of two residential flat buildings within one of the 12 lots.

The land approved under DA2021/2600 (hereafter referred to as the 'subject land') is located in the northern portion of the study area and is comprised largely of exotic vegetation and cleared land. The southern portion of the study area contains native vegetation and the riparian corridor of Narrabeen Creek, comprising largely of the threatened ecological community Swamp Oak Floodplain Forest, which been retained and is subject to a Biodiversity Management Plan.

A Biodiversity Development Assessment Report (BDAR) was prepared by Cumberland Ecology (dated 29 February 2024) for the subject land in accordance with the requirements of the *Biodiversity Conservation Act 2016* to assess the impacts of the DA on biodiversity values within the subject land. The BDAR, as well as a Biodiversity Management Plan prepared by Cumberland Ecology (dated 2 February 2024), formed part of the documentation for the approved DA2021/2600. Subsequently, and in accordance with condition 18 of the Conditions of Consent that were issued for DA2021/2600, impacts on biodiversity values within the subject land were offset through the requirement of ecosystem credits.

A new DA is proposed to be lodged to the Northern Beaches Council for the project which involves the construction of the housing on the remaining 11 lots within the

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subject land, and the proposed extent of works is shown in **Figure 2**. The proposed extent of works are located fully within subject land that has been approved for development under DA2021/2600, and has been subject to previous biodiversity assessment under the approved BDAR. As the approved development included the removal of all native vegetation and habitat within the subject land, and site-wide bulk earthworks, including all building pads and retaining walls, no further biodiversity assessment within the subject land, is required. Therefore, no further biodiversity assessment under either the BC Act or the *Environmental Protection Biodiversity Conservation Act 1999* is required for the project.

If you have any questions, please do not hesitate to contact me on 0438 715 307.

Yours sincerely,



Alix Murray
Ecologist
alix.murray@slrconsulting.com

FIGURES



Figure 1. Location of approved DA2021/2600

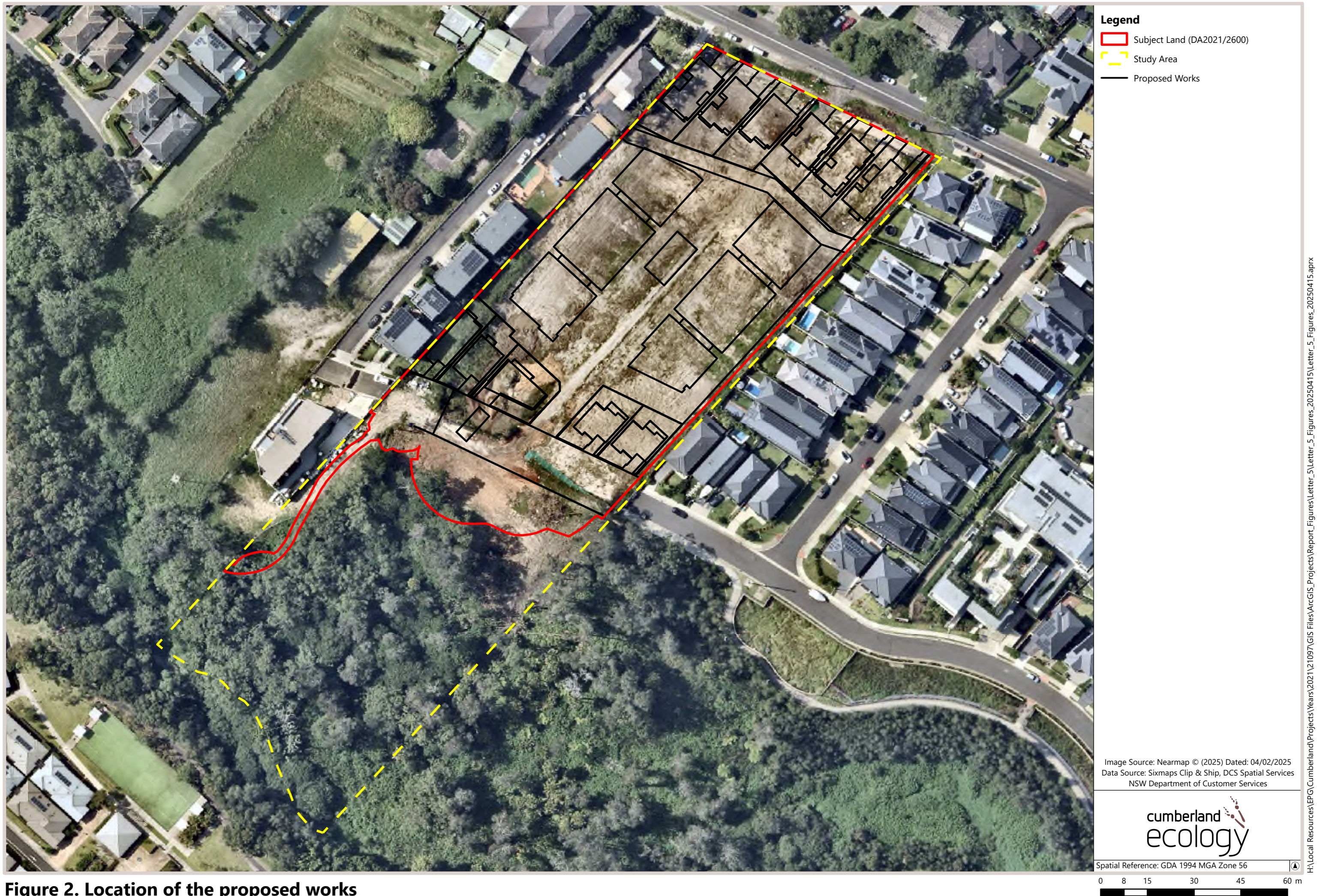


Figure 2. Location of the proposed works

