

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2021/0967
Date:	03/02/2022
Responsible Officer	Thomas Prosser
Land to be developed (Address):	Lot 32 DP 233469 , 314 Hudson Parade CLAREVILLE NSW 2107

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 modification application has been assessed against the following applicable provisions:

- NSW Biodiversity Conservation Act 2016
- Pittwater LEP Clause 7.6 (Biodiversity Protection)
- Pittwater DCP B4.7 (Pittwater Spotted Gum Forest Endangered Ecological Community)
- SEPP (Coastal Management) - Coastal Environment Area

The mapped Pittwater Spotted Gum Forest Threatened Ecological Community (TEC) which occurs at the front of the site and within the adjoining road reserve has been added to the NSW Government's Biodiversity Values Map and the Coastal Management SEPP since consent was granted for the original DA. In accordance with the BC Act, impact to any native vegetation identified on the Biodiversity Values Map will trigger entry into the Biodiversity Offsets Scheme and require preparation of a Biodiversity Development Assessment Report (BDAR). Site investigation indicates that the area of the proposed modification is not vegetated and as such, the proposal will not impact upon native vegetation identified on the Biodiversity Values Map and is generally consistent with local planning controls.

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 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 Certifying Authority prior to issue of any Occupation Certificate.

Reason: To reduce the risk of site works contributing to spread of Priority and environmental weeds.