

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	Mod2022/0070
<b>Date:</b>	13/05/2022
<b>Responsible Officer</b>	Adam Susko
<b>Land to be developed (Address):</b>	Lot 1 DP 5055 , 8 Forest Road 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 proposed modification has been assessed against the following applicable biodiversity-related controls:

- Pittwater LEP Clause 7.6 - Biodiversity Protection
- Pittwater DCP Clause B4.18 - Heathland/Woodland Vegetation

These biodiversity referral comments have considered the plans and documentation submitted in support of the application, including:

- Ecological Matters Letter - Anderson Environment & Planning (22 December 2021)
- Response to Request for Addition Information for Ecological Matters Letter - Anderson Environment & Planning, 25 February 2022

The proposed modifications to the existing consent include changes to townhouse facade materials, addition of loft levels to townhouses, and minor modifications to floor plan designs. The letter by Anderson Environment & Planning dated 25 February 2022 states that "these changes do not increase the impact to native vegetation" and "will not affect ecological requirements".

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 WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE  
OCCUPATION CERTIFICATE**

**Clearing for Asset Protection Zones – Project Ecologist to Certify**

Clearing of vegetation for APZ establishment must only occur within the surveyed and permanently marked APZ boundaries. No clearing is to be undertaken outside of the APZ boundaries.

Written certification of compliance is to be prepared by the Project Ecologist and submitted to the Principal Certifying Authority prior to issue of the Occupation Certificate.

Reason: To protect native vegetation and wildlife.

**ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

**Maintenance of Asset Protection Zones**

Vegetation clearing for ongoing APZ maintenance must only occur within the surveyed and marked APZ boundaries. No clearing is to be undertaken outside of the APZ boundaries.

Reason: To protect native vegetation and wildlife.