

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	Mod2022/0733
<b>Proposed Development:</b>	Modification of Development Consent DA2021/0053 granted for Subdivision of land and construction of dwelling houses semi-detached dwellings and attached dwellings
<b>Date:</b>	11/01/2023
<b>Responsible Officer</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 7 DP 1251955 , 121 Dove Lane WARRIEWOOD NSW 2102 Lot 1 DP 1266557 , 111 Dove Lane WARRIEWOOD NSW 2102 Lot 4 DP 1251955 , 101 Dove Lane 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 proposal seeks approval for modifications to consent given in DA2021/0053 under section 4.55. The comments on this referral relate to the following applicable controls and provisions:

- NSW Biodiversity Conservation Act 2016
- NSW Biodiversity Regulation 2017
- Pittwater LEP 2014 - Clause 7.6 Biodiversity Protection
- Pittwater 21 DCP - Clause B4.15 Saltmarsh Endangered Ecological Community

The proposal has been amended and has included the removal of Tree 44 (*Glochidion ferdinandi*) to be able to give place to the footprint of one of the new subdivisions. No objection is raised and conditions set out in the original Natural Environment Referral Response - Biodiversity (02/03/2021) still apply.

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 2021 – 2026) 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.

**Priority Weed Removal and Management**

All Priority weeds as specified in the Northern Beaches Local Weed Management Plan 2021 – 2026) within the development footprint are to be removed.

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 weeds.