

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2025/0370
Proposed Development:	Modification of Development Consent DA2023/1066 granted for Alterations and additions to a dwelling house
Date:	04/08/2025
Responsible Officer	Anne-Marie Young
Land to be developed (Address):	Lot 178 DP 15376 , 269 Whale Beach Road WHALE BEACH 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

This Section 4.55(2) Modification Application has been assessed in accordance with the following applicable controls and provisions:

- Pittwater LEP 2014 - 7.6 Biodiversity protection
- Pittwater 21 DCP - B4.17 Littoral Rainforest - Endangered Ecological Community

The proposed modifications take place in an already disturbed area of the property.

However it should be noted that the amended landscape plans (Conzept Landscape Architecture, 2025) do not comply with the conditions related to the planting schedule stipulated in the original Biodiversity Referral for DA2023/1066. It was conditioned that at least 80% of new plantings must be species from the Littoral Rainforest Endangered Ecological Community, as a proportion of the total number of plants. The amended landscape plans currently comprise of approximately 25% locally native species, with approximately 75% being comprised of exotic species. This condition must be complied with prior to the issuing of the construction certificate.

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Amendment of Landscape Plans

The submitted Landscape Plan is to be amended in accordance with the following:

- Any new landscaping is to comprise at least 80% species from the Littoral Rainforest Endangered Ecological Community, as a proportion of the total number of plants.

The Landscape Plan is to be amended by a qualified landscape architect and provided to the Certifier prior to issue of the Construction Certificate.

Reason: To maintain and replace habitat on the site.