

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2025/0403
Proposed Development:	Modification of Development Consent DA2024/1276 for Alterations and additions to a dwelling house
Date:	11/08/2025
Responsible Officer	Anne-Marie Young
Land to be developed (Address):	Lot 31 DP 228119 , 293 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 comments in this referral relate to the following applicable controls and provisions:

- NSW Biodiversity Conservation Act 2016
- NSW Biodiversity Conservation Regulation 2017
- Pittwater LEP – Clause 7.6 Biodiversity Protection
- Pittwater DCP – Clause B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community
- SEPP (Resilience and Hazards) 2021 cl. 2.10 Development within the Coastal Environment Area

The proposed modifications do not change the impact to biodiversity as originally approved subject to conditions in DA2024/1276.

The modification proposal identifies three trees (Tree 2, 4 and 5) where the proposed modification works will enter the tree protection zone (TPZ) and an additional six trees that could be impacted. The Arborist report has identified that these trees can be successfully retained without any adverse effects if development is undertaken according to the conditions set out in the Tree Management Plan.

Portions of the site are identified on the Department of Climate Change, Energy, the Environment and Water (DCCEEW) Biodiversity Values Map (BV Map). Under the NSW Biodiversity Conservation Act 2016, any removal of native vegetation from within mapped areas will trigger the Biodiversity Offsets Scheme (BOS) and the requirement for a Biodiversity Development Assessment Report (BDAR). However, the submitted plans and documentation indicate that the proposed modifications are located outside of the BV Map area and therefore will not trigger entry into the BOS.

No objections in relation to biodiversity, subject to original conditions.

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**

Native Landscaping

Any new landscaping is to incorporate a minimum 60% locally native vegetation species as a proportion of the total number of plants. Locally native species are to be consistent with the relevant section of the Native Planting Guide available on Council's website.

Details demonstrating compliance are to be provided to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To ensure compliance with the requirement to retain and protect native planting on the site.

No Weeds Imported On To The Site

No Priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan) 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.