

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2025/0188
<b>Proposed Development:</b>	Use of part of a dwelling house as a studio
<b>Date:</b>	02/04/2025
<b>Responsible Officer</b>	Anaiis Sarkissian
<b>Land to be developed (Address):</b>	Lot A DP 362759 , 47 Plateau Road AVALON 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

The comments in this referral relate to the following applicable controls and provisions:

- Planning for Bushfire Protection 2019
- Pittwater LEP Clause 7.6 Biodiversity Protection
- Pittwater DCP Clause B4.17

The development has taken place in previously disturbed areas. However, no Bushfire report has been submitted with the application and impacts to native vegetation might be required for the establishment of an Asset Protection Zone.

The Biodiversity referral will recommence upon receipt of a Bushfire Report.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Natural Environment Conditions:

Nil.