

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/0099
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	19/05/2023
Responsible Officer	Nick Keeler
Land to be developed (Address):	Lot 17 DP 248062 , 30 Utingu Place BAYVIEW NSW 2104

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

Revised Comments 19/05/23

Minor amendments to the Plans indicate that impacts to the trees in question is limited. Therefore the development proposal is unlikely to have a significant impact on the endangered ecological community Pittwater Wagstaff Spotted Gum Forest.

Original Comments

The proposal seeks approval for alterations and additions to a dwelling including a swimming pool. The comments on this referral relate to the following controls and provisions:

- Pittwater LEP 2014 - Clause 7.6 Biodiversity Protection
- Pittwater 21 DCP - Clause B4.7 Pittwater Spotted Gum Forest

The works proposed include external works that will take place within 5 metres of existing trees. Therefore, an Arboricultural Impact Assessment (AIA), which has not been submitted with the application, is required in order to complete the Biodiversity assessment.

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

Dead or Injured Wildlife

If construction activity associated with this development results in injury or death 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.

Protection of Habitat Features

All natural landscape features, including any rock outcrops, native vegetation and/or watercourses, are to remain undisturbed during the construction works, except where affected by necessary works detailed on approved plans.

Reason: To protect wildlife habitat.

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

Protection of Habitat Features

All natural landscape features, including any rock outcrops, native vegetation, soil and/or watercourses, are to remain undisturbed except where affected by necessary works detailed on approved plans.

Reason: To protect wildlife habitat.