

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2023/1123
<b>Proposed Development:</b>	Boundary realignment
<b>Date:</b>	21/08/2023
<b>Responsible Officer</b>	Megan Surtees
<b>Land to be developed (Address):</b>	Lot 2 DP 1177671 , 100 A Wakehurst Parkway ELANORA HEIGHTS NSW 2101 Lot 12 DP 1014199 , 102 Wakehurst Parkway ELANORA HEIGHTS NSW 2101

### 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 the boundary realignment of two lots.  
The comments in this proposal relate to the following applicable controls:

- Planning for bushfire protection 2019
- Pittwater LEP - Clause 7.6 Biodiversity Protection
- Pittwater 21 DCP - Clause B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor

The proposed boundary realignment would not require the removal of any vegetation and is unlikely to impact upon native flora and fauna.

A bushfire report has been submitted with the application and established that the highest level of risk is BAL 19 at the frontage of the original lot (managed land). The lot resulting from the realignment of boundaries would have a low bushfire risk and therefore APZ requirements would not necessarily require clearing of native vegetation in future development applications. However, future development applications for the resulting lots will require separate bushfire reports relating to the development applications if the land is mapped as bushfire prone land.

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:**

Nil.