

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2022/0174
Date:	12/05/2022
Responsible Officer	Brittany Harrison
Land to be developed (Address):	Lot 3 DP 29283 , 87 Alexandra Crescent 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

The modification application has been assessed against the following applicable biodiversity provisions and legislation:

- NSW Biodiversity Conservation Act 2016 (BC Act)
- NSW Biodiversity Conservation Regulation 2017 (BC Reg)
- Pittwater LEP Clause 7.6 - Biodiversity Protection
- Pittwater DCP Clause B4.7 - Pittwater Spotted Gum Forest Endangered Ecological Community

Portions of the subject site have been added to the NSW Government's Biodiversity Values Map (BV Map) since consent was granted for the original development. Any impact to native vegetation within the BV Map area will trigger entry into the NSW Biodiversity Offsets Scheme (BOS) and the requirement for a Biodiversity Development Assessment Report (BDAR). However, the submitted plans and documentation indicate that the modification will not result in impact to any native vegetation or wildlife habitat on the site, nor will it result in any impacts prescribed under Section 6.1 of the BC Reg. The modification therefore does not trigger entry into the BOS and is considered to be consistent with local controls. Subject to retention of existing biodiversity conditions, there are no objections to the modification.

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.