

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2022/0471
Date:	17/11/2022
Responsible Officer	Gareth David
Land to be developed (Address):	Lot 1 DP 373531 , 1955 Pittwater Road 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 modifications to this proposal have been assessed against the following provisions:

- SEPP (Resilience and Hazards) 2014 - Coastal Wetland Proximity Area
- Pittwater LEP 2014 - cl. 7.6 Biodiversity Protection
- Pittwater 21 DCP - cl. B4.5 Landscape and Flora and Fauna Enhancement Category 3 Land

A total of 9 modifications have been submitted in the master plans as well as an additional arborist report where Tree #3 (as per Arborist report submitted with DA2019/0154), now Tree #1, a mature *Corymbia maculata* with a high landscape value is the subject of discussion due to impacts stemming from the proposed modifications. The arborist report also alludes to the presence of multiple habitat hollows that could currently be in use by arboreal mammals and birds. Therefore, and as per the Landscape Referral Response, until further documentation has been submitted demonstrating the exhaustion of alternatives to avoid removal of Tree #1, assessment against the relevant biodiversity controls cannot be finalised.

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.