

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0867
Responsible Officer	Megan Surtees
Land to be developed (Address):	Lot 70 DP 27578 , 36 Monterey Road BILGOLA PLATEAU 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 development has been assessed against Pittwater LEP Cl 7.6 Biodiversity and P21 DCP 4.6 B4.6 Wildlife Corridors. The development is within the existing footprint and will not require removal of trees or native vegetation.

The development has been designed, sited and will be managed to avoid any significant adverse environmental impact, The development is proposed on parts of the site that does not impact on bushland on the site or adjoining properties, in the area of least impact on a wildlife corridor and where there will be no significant net loss of native vegetation.

Referral Body Recommendation

Recommended for approval

Recommended Natural Environment Conditions:

Nil.