

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0520
Responsible Officer	Kye Miles
Land to be developed (Address):	Lot 341 DP 12749 , 116 Thompson Street SCOTLAND ISLAND NSW 2105

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 bushfire hazard assessment recommends that the entire property is managed as an Inner Protection Zone, and this is likely to be conditioned as part of the RFS referral requirements. It is unclear if this will require additional clearing and / or modification of native vegetation. The site is mapped as Biodiversity under the Pittwater LEP, the vegetation is mapped as part of an endangered ecological community Pittwater Spotted Gum Forest.

The applicant is to provide a flora and fauna report to assess the potential environmental impacts of the development including the asset protection zone. The report is to include a threatened species 'test of significance' to determine if the development is likely to significantly affect threatened species or ecological communities, or their habitats.

It is applied as part of the Biodiversity Offsets Scheme entry requirements and is set out in s. 7.3 of the Biodiversity Conservation Act 2016.

The application is to also address the relevant LEP and DCP environmental controls that apply to the site.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.