

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2022/0603
<b>Date:</b>	23/05/2022
<b>Responsible Officer</b>	Nick Keeler
<b>Land to be developed (Address):</b>	Lot C DP 24113 , 190 Riverview Road AVALON BEACH 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 application is for additions to the existing dwelling, comprising proposed front verandahs and associated works, as described and illustrated in the reports and plans. Council's Natural Environment Unit - Biodiversity referral team have reviewed the application for consistency against the relevant environmental legislation and controls, including:

- Biodiversity Conservation Act 2016 (BC Act)
- State Environmental Planning Policy (Resilience and Hazards) 2021 - 2.10 Development on land within the coastal environment area
- Pittwater Local Environmental Plan (PLEP) - 7.6 Biodiversity Protection
- Pittwater Development Control Plan (PDCP) - B4.7Pittwater Spotted Gum Forest

An Arboricultural Impact Assessment accompanies the application and indicates that the closest tree, a Spotted Gum, can be retained. The arborist also recommends tree protection fencing within the front yard, and therefore no waste stockpiles or materials storage is to occur within the tree protection zones. The stockpiles shown on the Plans should be relocated to other parts of the site such as the existing driveway.

Impacts to the portions of the site mapped on the NSW Government Biodiversity Values map and the Pittwater Spotted Gum Endangered Ecological Community should and can be avoided by implementing the recommendations contained within the Arborist report, and this has been conditioned by the Council Landscape Referral team. The development is designed, sited and will be managed to avoid any significant adverse environmental impact, and entry into the NSW Biodiversity Offset Scheme is not required.

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.