

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2019/0638
Date:	09/03/2020
Responsible Officer	Catriona Shirley
Land to be developed (Address):	Lot 100 DP 1250837 , 163 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 proposed modification has been assessed against PLEP cl. 7.6 (Biodiversity) and PDCP B4.7 (Pittwater Spotted Gum EEC) planning controls

The proposal is for alterations to an already approved pool. The modification application includes a letter of support from the Arborist who prepared the original Arborist's Report. The letter indicates that no additional impacts are foreseen by the modification works and that the recommendations of the original report are still relevant. Therefore any potential for additional impacts to the biodiversity values of the site including the Pittwater Spotted Gum Forest is limited.

In view of the above, no objections are raised to the modification and no additional conditions are considered to be 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.