

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/1375
Responsible Officer	Thomas Prosser
Land to be developed (Address):	Lot 32 DP 233469 , 314 Hudson Parade CLAREVILLE 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 the following controls
Pittwater LEP 2014 Clause 7.6 Biodiversity
Pittwater DCP B4.7 Pittwater Spotted Gum EEC and
SEPP (Coastal Management) 2018 Clause 13 Coastal Environment Area

The endangered ecological community Pittwater Spotted Gum Forest is mapped on the eastern portion of the site (Sydney Metropolitan CMA Vegetation Community mapping V3). The works are almost entirely within the existing building footprint and envelope and, as such, no trees and fauna habitat will be impacted.

The development satisfies the intent of the controls as the development is designed, sited and will be managed to avoid any significant adverse environmental impact.

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.