

Natural Environment Referral Response - Biodiversity

Application Number:	DA2025/0167
Proposed Development:	Alterations and additions to a dwelling house including a secondary dwelling and garage
Date:	04/03/2025
Responsible Officer	Brittany Harrison
Land to be developed (Address):	Lot 2 DP 528345 , 45 A Riviera Avenue 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 comments in this referral relate to the following applicable controls and provisions:

- NSW Biodiversity Conservation Act 2016
- NSW Biodiversity Conservation Regulation 2017
- Pittwater LEP Clause 7.6 Biodiversity Protection
- Pittwater DCP Clause B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor

Portions of the site are identified on the Department of Climate Change, Energy, the Environment and Water (DCCEEW) Biodiversity Values Map (BV Map). Under the NSW Biodiversity Conservation Act 2016, any removal of native vegetation from within mapped areas will trigger the Biodiversity Offsets Scheme (BOS) and the requirement for a Biodiversity Development Assessment Report (BDAR).

Although the submitted plans and documentation indicate that the proposed works are located outside of the BV Map, no Map review report has been submitted to ascertain that the BV Map has been modified and that the areas impacted by the proposed works are no longer mapped as such. This report will need to be submitted with the application as the BV Map tool has not been updated to show the changes mentioned in the submitted documentation.

The proposal has been submitted with an arboricultural impact assessment that has concluded that two prescribed trees will need to be removed. These trees have been identified as T13 and T14 which are identified as *Leptospermum petersonii*. No objections are raised in relation to these removals

subject to replacement planting taking place on the site. This will be conditioned.

The Biodiversity referral will recommence upon receipt of a BV Map Review report which is generated when requesting amendments to the BV Map.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.