

Natural Environment Referral Response - Biodiversity

Application Number:	DA2022/2247
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	31/01/2023
Responsible Officer	Kye Miles
Land to be developed (Address):	Lot Y DP 402956 , 85 Powderworks Road NORTH NARRABEEN NSW 2101

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 proposal seeks approval for alterations and additions to a dwelling house including a swimming pool.

The comments on this referral relate to the following controls and provisions:

- Pittwater 21 DCP - Clause 4.3 Flora and Fauna Habitat Enhancement Category 2 Land

The proposal can not be assessed in its current form as the proposed works are to be undertaken within 5 metres of an existing tree in the neighbouring property. As such, an Arboricultural Impact Assessment is required to be completed by an Arborist with an AQF5 qualification assessing the impact of the development on the existing tree. Upon submission of the arborist report to Council, Council's Biodiversity Referrals Team will recommence assessment of the application.

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.