

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/0173
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	03/03/2023
Responsible Officer	Megan Surtees
Land to be developed (Address):	Lot 1 DP 170202 , 1126 Pittwater Road COLLAROY NSW 2097

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 including a swimming pool. The comments on this referral relate to the following applicable controls and provisions:

- SEPP (Resilience and Hazards) 2021 - Chapter 2.10 Development within the coastal environment
- Warringah DCP 2011 - Clause E2 Prescribed Vegetation
- Warringah DCP 2011 - Clause E4 Wildlife Corridors
- Warringah DCP 2011 - Clause E6 Retaining unique environmental features

The proposed works would take place in a previously disturbed part of the site and are unlikely to impact native flora and fauna.

No native vegetation or fauna habitat would be impacted, 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:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Wildlife Protection

If construction activity associated with this development results in injury or displacement of a native mammal, bird, reptile or amphibian, a registered wildlife rescue and rehabilitation organisation must be contacted for advice.

Reason: To protect native wildlife.