

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2023/0099
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a swimming pool
<b>Date:</b>	13/04/2023
<b>Responsible Officer</b>	Nick Keeler
<b>Land to be developed (Address):</b>	Lot 17 DP 248062 , 30 Utingu Place BAYVIEW NSW 2104

### 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 controls and provisions:

- Pittwater LEP 2014 - Clause 7.6 Biodiversity Protection
- Pittwater 21 DCP - Clause B4.7 Pittwater Spotted Gum Forest

The works proposed include external works that will take place within 5 metres of existing trees. Therefore, an Arboricultural Impact Assessment (AIA), which has not been submitted with the application, is required in order to complete the Biodiversity assessment.

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.