

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2018/0263
Responsible Officer	Ashley Warnest
Land to be developed (Address):	Lot 12 DP 13291 , 24 Delecta Avenue 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

Council's Bushland & Biodiversity division has assessed the proposal against Pittwater LEP 2014 Control 7.6 Biodiversity Protection & Pittwater 21 DCP 2014 Controls:

B1.4 Aboriginal Heritage Significance,

B4.7 Pittwater Spotted Gum Forest – EEC

B4.15 Saltmarsh EEC

B4.16 Seagrass Conservation

B4.19 Estuarine Habitat and believes the proposed development can comply with the controls subject to conditions.

Referral Body Recommendation

Recommended for approval, subject to conditions

Recommended Natural Environment Conditions:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Previous Conditions to be upheld

All previous conditions in relation to Landscaping and Tree Protection stated within the Notice of Determination in N0451/17 are to be upheld (except approved additional tree removal for MOD2018/0263). Conditions C.1 & C.2 in N0451/17 are to be altered to ensure an overall total of five (5) canopy trees are located within the subject site. This incorporates existing trees or planted trees. Planted trees are to be locally native (within the species list of Pittwater & Wagstaff Spotted Gum Forest) and reach a minimum mature height of 13m.

Reason: Environmental Protection. (DACNEBOC2)