

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2022/0216
<b>Date:</b>	08/04/2022
<b>Responsible Officer</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 49 DP 17694 , 45 Wimbledon Avenue 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 application seeks approval for the demolition of the existing building, refurbishment of existing garage and retention of the existing boatshed.

Council's Natural Environment Unit - Biodiversity referral team have reviewed the application for consistency against the relevant environmental legislation and controls, including:

### **Biodiversity Conservation Act 2016 (BC Act)** **State Environmental Planning Policy (Coastal Management) 2018**

- Clause 11 Development on land in proximity to coastal wetlands or littoral rainforest
- Clause 13 Development on land within the coastal environment area
- Clause 15 Development in coastal zone generally – development not to increase risk of coastal hazards

### **Pittwater Local Environmental Plan (PLEP)**

- 7.6 Biodiversity Protection

### **Pittwater Development Control Plan (PDCP)**

- B4.15 Saltmarsh Endangered Ecological Community

Council's Natural Environment - Biodiversity referral team do not have enough information to make recommendation on the proposal.

As identified and requested by the Landscape referral team, an Arboricultural Impact Assessment is required to determine that the *Casuarina glauca* in the rear of the property can be safely retained.

On receipt of the requested information, the Biodiversity referral team can reassess 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.