

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2022/0460
Date:	27/10/2022
Responsible Officer	Stephanie Gelder
Land to be developed (Address):	Lot 51 DP 740538 , 1772 Pittwater Road 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 has been assessed against the following applicable biodiversity controls:

- State Environmental Planning Policy (Resilience and Hazards) 2021 - Clause 2.10 Development on land within the coastal environment area
- Pittwater LEP 2014 - Clause 7.6 Biodiversity
- Pittwater 21 DCP - Clause B4.7 Pittwater Spotted Gum Endangered Ecological Community / Clause B4.22 Preservation of Trees and Bushland Vegetation

The proposal is unlikely to impact upon native vegetation or wildlife habitat.

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.