

Natural Environment Referral Response - Biodiversity

Application Number:	DA2022/0777
Date:	21/07/2022
Responsible Officer	Megan Surtees
Land to be developed (Address):	Lot 1 DP 344054 , 4 Cabarita Road AVALON BEACH NSW 2107 Lot LIC 190391 , 4 Cabarita Road AVALON BEACH 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

This application was assessed against Pittwater LEP Clause 7.6 Biodiversity and Pittwater DCP B4.7 Pittwater Spotted Gum EEC, and B4.16 Seagrass Conservation.

The proposal is for the renovation of an existing boat shed, sea wall renewal, pergola and minor landscape works. No trees are proposed for removal and existing rock outcrops are retained. Native vegetation and sea grass will be required to be protected throughout construction. Council's Natural Environment - Biodiversity section raises no objections, subject to conditions

State Environmental Planning Policy (Resilience and Hazards) 2021 clause 2.10 Development on land within the coastal environment area also applies, and on review the development is designed, sited and will be managed to avoid an adverse impact to the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment, native vegetation and fauna and their habitats.

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

Dead or Injured Wildlife

If construction activity associated with this development results in injury or death 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.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

No Weeds Imported On To The Site

No Priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan 2019 – 2023) are to be imported on to the site prior to or during construction works.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to issue of any Occupation Certificate.

Reason: To reduce the risk of site works contributing to spread of Priority and environmental weeds.