

Natural Environment Referral Response - Biodiversity

Application Number:	DA2021/2544
Date:	03/02/2022
Responsible Officer	Dean Pattalis
Land to be developed (Address):	Lot 24 DP 30881 , 5 Buyuma Place 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

The proposal has been assessed against the following relevant provisions:

- NSW *Biodiversity Conservation Act 2016* (BC Act)
- Pittwater LEP Clause 7.6 Biodiversity Protection
- Pittwater DCP Clause B4.6 Wildlife Corridors

The entire site is mapped as Pittwater Spotted Gum Forest Threatened Ecological Community (TEC) and therefore has been added to the NSW Government's Biodiversity Values Map. In accordance with the BC Act, impact to any native vegetation identified on the Biodiversity Values Map will trigger entry into the Biodiversity Offsets Scheme and require preparation of a Biodiversity Development Assessment Report (BDAR).

However, the submitted plans and documentation indicate that the development area is not vegetated and as such, the proposal will not impact upon native vegetation identified on the Biodiversity Values Map and is considered to be consistent with local planning controls.

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.