

Natural Environment Referral Response - Biodiversity

Application Number:	DA2022/0885
Date:	17/06/2022
Responsible Officer	Gareth David
Land to be developed (Address):	Lot 30 DP 22275 , 82 Binburra Avenue 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 potential impacts of the proposed garage has been assessed against the following planning controls:-

- Pittwater LEP 2014 cl 7.6 Biodiversity
- P21 DCP B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor.

The site is bush fire prone land, and will other DCP controls apply such as B4.11 and B4.18, they are superseded by the above controls. The development will not require the removal of any significant vegetation for the purposes of an asset protection zone.

The development is proposed on parts of the site identified as not containing native vegetation, and will not impact on bushland on the site or adjoining properties, and there will be no net loss of native vegetation. Therefore the development is designed, sited and will be managed to avoid any significant adverse environmental impact.

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 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.

Priority Weed Removal and Management

All Priority weeds as specified in the Northern Beaches Local Weed Management Plan 2019 – 2023) within the development footprint are to be removed.

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 weeds.