

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/1390
Responsible Officer	Georgia Quinn
Land to be developed (Address):	Lot 1 DP 1191316 , 137 Riverview 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

The site is mapped on the Pittwater Local Environmental Plan 2014 Biodiversity Map and Clause 7.6 Biodiversity applies. No trees or native vegetation is proposed to be removed, and the development is designed, sited and will be managed to avoid any significant adverse environmental impact. The development has been assessed against P21 DCP 2014 control B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community. The development is proposed on parts of the site identified as not containing a PSGF providing the development does not impact on PSGF on the site or adjoining properties.

Clause 13 'Coastal Environment Area' of State Environmental Planning Policy (Coastal Management) 2018 also applies, however the proposed development will not impact significantly on the ecological environments, 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:

Nil.