

Natural Environment Referral Response - Biodiversity

Application Number:	DA2024/1091
Proposed Development:	Demolition works and construction of a mixed use development with basement parking comprising of retail uses and a childcare centre, including signage
Date:	22/10/2024
Responsible Officer	Anne-Marie Young
Land to be developed (Address):	<p>Lot 5 S/P 32656 , 5 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 5 S/P 32656 , 5 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot B DP 385973 , 3 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 3 S/P 32656 , 3 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 3 S/P 32656 , 3 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 7 S/P 32656 , 7 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 7 S/P 32656 , 7 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 1 S/P 32656 , 1 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 1 S/P 32656 , 1 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 4 S/P 32656 , 4 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 4 S/P 32656 , 4 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 6 S/P 32656 , 6 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 6 S/P 32656 , 6 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 2 S/P 32656 , 2 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 2 S/P 32656 , 2 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot CP SP 32656 , 1 Careel Head Road AVALON BEACH NSW 2107</p>

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

Council's Biodiversity Referrals team have assessed the Development Application for compliance against the following applicable provisions:

- Pittwater 21 DCP cl. B4.5 Landscape and Flora and Fauna Enhancement Category 3 Land

An Arboricultural Impact Assessment (Redgum Horticultural, July 2024) was prepared and submitted as part of the application. The Arborist recommends the removal of all trees assessed on the subject lot, including 1 native prescribed tree (Tree 2 *Casuarina glauca*) and 6 exempt species (Tree 1 Norfolk Island Pine and Trees 3-7 Cocos Palm). The removal of all canopy trees within the subject lot does not comply with P21 DCP cl. B4.5 which requires that development shall result in no significant onsite loss of canopy cover or a net loss in native canopy trees. It is recommended that the development be redesigned to ensure retention of Tree 1 and Tree 2 which provide habitat for native fauna. Furthermore, the submitted Landscape Plan (Canvas Landscape Architects, July 2024) does not provide adequate native replacements for canopy tree removal, which should reflect similar sized native replacements to that being removed, such as tall locally native Eucalypt species.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.