

Natural Environment Referral Response - Biodiversity

Application Number:	DA2022/0084
Date:	23/03/2022
Responsible Officer	Claire Ryan
Land to be developed (Address):	Lot 114 DP 8394 , 73 Marine Parade 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 proposed development has been assessed against the objectives and controls of P21 DCP B4.22 Preservation of Trees and Bushland Vegetation, and State Environmental Planning Policy (Resilience and Hazards) 2021 cl. 2.10 Development on land within the coastal environment area. The PLEP cl7.6 Biodiversity and P21 DCP B4.6 Wildlife Corridors only apply to the portion of the site zoned C2, and limited works within this area are proposed and a significant impact to biodiversity unlikely.

The development should be designed, sited and managed to avoid adverse impacts on remnant native vegetation, including canopy trees and understorey vegetation, and on remnant native ground cover species. Development must also avoid any impact on trees on public land.

As identified within the Landscape Referral, the driveway results in loss of tree canopy within the road reserve and within the property boundary. The development will result in a net loss of trees and native vegetation, and does not comply with the relevant planning controls. Alternate designs should be considered to retain additional trees. Where the applicant demonstrates that no reasonable alternative design exists and a tree must be removed, suitable compensatory tree planting is required.

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.