

Natural Environment Referral Response - Biodiversity

Application Number:	DA2024/1156
Proposed Development:	Demolition works and construction of a nine (9) berth residential marina, associated works and subdivision into eight (8) lots
Date:	10/09/2024
Responsible Officer	Nick England
Land to be developed (Address):	Lot 112 DP 556902 , 122 Crescent Road NEWPORT NSW 2106 Lot 295 DP 820302 , 122 A Crescent Road NEWPORT NSW 2106

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 application for the 9-berth residential marina has been assessed against the following biodiversity related planning controls:-

- State Environmental Planning Policy (Resilience and Hazards) 2021 cl.2.10 Development on land within the coastal environment area

A previous consent for the adjoining site approved the the demolition of all structures above mean high water mark and included conditions related to tree retention and tree replacements. The marina development that is the subject of this application does not require tree or bushland removal and therefore is designed, sited and will be managed to avoid an adverse impact to the integrity and resilience of the terrestrial ecological environment of the site.

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 licensed wildlife rescue and rehabilitation organisation must be contacted for advice.

Reason: To protect native wildlife.

Protection of Habitat Features

All natural landscape features, including any rock outcrops, native vegetation and/or watercourses, are to remain undisturbed during the construction works, except where affected by necessary works detailed on approved plans.

Reason: To protect wildlife habitat.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE****Protection of Habitat Features**

All natural landscape features, including any rock outcrops, native vegetation and/or watercourses, are to remain undisturbed except where affected by necessary works detailed on approved plans.

Details demonstrating compliance are to be provided to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To protect wildlife habitat.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**Protection of Habitat Features**

All natural landscape features, including any rock outcrops, native vegetation, soil and/or watercourses, are to remain undisturbed except where affected by necessary works detailed on approved plans.

Reason: To protect wildlife habitat.