

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/1093
Responsible Officer	Rhiannon McLardy
Land to be developed (Address):	Lot 16 DP 28354 , 24 Darius Avenue NORTH NARRABEEN NSW 2101

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 has been assessed in consideration of the Coastal Management Act 2016, State Environmental Planning Policy (Coastal Management) 2018 and has also been assessed against requirements of the Pittwater LEP 2014 and Pittwater 21 DCP.

Coastal Management Act 2016

The subject site has been identified as being within the coastal zone and therefore Coastal Management Act 2016 is applicable to the proposed development. The proposed development is in line with the objects, as set out under Clause 3 of the Coastal Management Act 2016.

State Environmental Planning Policy (Coastal Management) 2018

As the subject site has been identified as being within the coastal zone and therefore SEPP (Coastal Management) 2018 is also applicable to the proposed development. The subject land has been included on the 'Coastal Environment Area' under the State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). Hence, Clauses 13 of the CM SEPP apply for this DA.

The development is designed, sited and will be managed to avoid an adverse impact to the integrity and resilience of the ecological environment, native vegetation and fauna and their habitats. No trees or native vegetation will be removed and therefore satisfies Clause B4.22 Preservation of Trees and Bushland Vegetation of P21 DCP.

Referral Body Recommendation

Recommended for approval

Recommended Natural Environment Conditions:

Nil.