

Natural Environment Referral Response - Biodiversity

Application Number:	DA2025/1667
Proposed Development:	Alterations and additions to a dwelling house including carport
Date:	24/11/2025
Responsible Officer	Tess Johansson
Land to be developed (Address):	Lot 25 DP 17619 , 11 Lewis Street 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 comments in this referral relate to the following applicable controls and provisions:

- Pittwater LEP – Clause 7.6 Biodiversity Protection
- Pittwater DCP – Clause B4.6 Wildlife Corridors
- SEPP (Resilience and Hazards) 2021 – Coastal Wetlands and Proximity Area

The proposed development will take place within an existing developed area and minor landscaped gardens. No native vegetation or trees are proposed for removal. As such, impacts to flora and fauna and nearby biodiversity values is considered unlikely.

Twelve palms are proposed for removal to accommodate the development. All of these palms are exempt species and may be managed or removed at the discretion of the applicant without consent.

As per the Pittwater DCP Clause B4.6, 60% of any new planting is required to be locally native species. It is noted that while the Landscape Plan has integrated locally native species it currently does not satisfy this requirement. It is therefore a condition of approval is the amendment of the Landscape Plan to include 60% locally native species as a proportion of the total number of plants. Locally native species are to be consistent with the Pittwater Ward section of the Native Planting Guide available on Council's website.

No objections in relation to biodiversity, subject to conditions.

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

No Clearing of Vegetation

Unless otherwise exempt, no vegetation is to be cleared prior to issue of a Construction Certificate.

Details demonstrating compliance are to be submitted to the Certifier prior to issue of Construction Certificate.

Reason: To protect native vegetation.

Amendment of Landscape Plans

The submitted Landscape Plan is to be amended in accordance with the following:

- New landscaping is to incorporate a minimum 60% locally native vegetation species as a proportion of the total number of plants. Locally native species are to be consistent with the Pittwater Ward section of the Native Planting Guide available on Council's website.

The Landscape Plan is to be amended by a qualified landscape architect and provided to the Certifier prior to issue of the Construction Certificate.

Reason: To maintain and replace habitat on the site.

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

No Weeds Imported On To The Site

No Priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan) are to be imported on to the site prior to or during construction works.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to issue of any

Occupation Certificate.

Reason: To reduce the risk of site works contributing to spread of Priority and environmental weeds.