

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2023/0661
Proposed Development:	Modification of Development Consent N0052/12 granted for Removal of existing slip rails, boat shed awning and walkway, Construction of skid ramp and public access walkways; and Repair of boat shed (new roof, cladding and new doors)
Date:	15/12/2023
Responsible Officer	Michael French
Land to be developed (Address):	Lot A DP 376415 , 90 Hudson Parade CLAREVILLE NSW 2107 Lot LIC 589068 , 90 Hudson Parade CLAREVILLE 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 proposal seeks approval for Modification of Development Consent N0052/12 granted for Removal of existing slip rails, boat shed awning and walkway, Construction of skid ramp and public access walkways; and Repair of boat shed (new roof, cladding and new doors).

The comments in this referral relate to the following applicable controls and provisions:

- SEPP (Resilience and Hazards) 2021 - Coastal Environment Area
- Pittwater LEP 2014 - Clause 7.6 Biodiversity Protection
- Pittwater 21 DCP - Clause B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community

No native vegetation or fauna habitat would be impacted, the development is designed, sited and will be managed to avoid any significant adverse environmental impact. Impacts to the marine environment will have to be assessed by the appropriate referral body.

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:

Nil.