

Natural Environment Referral Response - Biodiversity

Application Number:	DA2022/1776
Date:	28/11/2022
Responsible Officer	Megan Surtees
Land to be developed (Address):	Lot 1 DP 344054 , 4 Cabarita Road AVALON BEACH NSW 2107 Lot LIC 190391 , 4 Cabarita Road 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 proposal has been assessed against the following provisions:

- SEPP (Resilience and Hazards) 2021
- Pittwater LEP 2014 - cl. 7.6 Biodiversity Protection
- Pittwater 21 DCP - cl. 4.7 Pittwater Spotted Gum Forest - Ecological Endangered Community / cl. B4.15 Saltmarsh Endangered Ecological Community / B4.16 Seagrass Conservation / B4.19 Estuarine Habitat

The proposal seeks approval for alterations to an existing boat shed as well as the addition of a sea wall, pool terrace and associated works. These works will take place in an already disturbed area and therefore present an unlikely impact to native terrestrial flora and fauna.

As per the Natural Environment Referral Response - Coastal, sediment controls and erosion will be required prior to commencement until all activities have been completed.

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

Reason: To protect native wildlife.

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 2019 – 2023) 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.