Northern Beaches Council

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/1869
Proposed Development:	Demolition works and construction of a Residential Flat Building including the consolidation of 3 lots into 1
Date:	19/01/2024
Responsible Officer	Gareth David
Land to be developed (Address):	Lot 5B DP 158658 , 58 Beaconsfield Street NEWPORT NSW 2106 Lot 6 DP 1096088 , 56 Beaconsfield Street NEWPORT NSW 2106 Lot 7B DP 162021 , 54 Beaconsfield Street 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 comments in this referral relate to the following applicable controls and provisions:

- Pittwater 21 DCP - Clause B4.5 Landscape and Flora and Fauna Enhancement Category 3 Land

An arboricultural impact assessment (EZI Grow, November 2023) has been submitted with the application and concluded that a total of 39 trees would need to be removed if the application is approved in its current form. Therefore, a Flora and Fauna Assessment as per the will be required as per the ***Biodiversity Requirements for Development Applications*** found on Council'swebsite: https://www.northernbeaches.nsw.gov.au/planning-and-development/building-and-renovations/environmental-and-community-protections.

The Biodiversity Referral will recommence upon reception of a Flora and Fauna Assessment prepared by a suitably qualified ecologist.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.