

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2022/0246
<b>Date:</b>	10/05/2022
<b>Responsible Officer</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 9 DP 752046 , 120 Prince Alfred Parade NEWPORT NSW 2106 Lot 34 DP 13457 , 120 Prince Alfred Parade NEWPORT NSW 2106 Lot 35 DP 13457 , 120 Prince Alfred Parade NEWPORT NSW 2106 Lot B DP 391307 , 120 Prince Alfred Parade NEWPORT NSW 2106 Lot LIC 190387 , 120 Prince Alfred Parade 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

Council's Biodiversity referral team have reviewed the application for consistency against the State Environmental Planning Policy (Coastal Management) 2018 - Coastal Environment Area and PDCP Part B4.11 Land Adjoining Bushland.

The proposal is located on an established residential property, with no remnant native vegetation and limited biodiversity values. The existing tree canopy predominantly consists of non-local native species, including exempt exotic fig trees. Whilst the subject site is located in a sensitive coastal area, there appears to be no impacts to marine vegetation, native vegetation and fauna, and their habitats, as a result of the proposal. Potential impacts to water quality are assessed separate to this referral and require the provision of sediment and erosion controls.

As identified in Council's landscape referral, proposed landscaping provides for inadequate tree canopy. Any future plans should include provision for replacement canopy trees including suitable local species; *Angophora costata*, *Banksia integrifolia*, *Eucalyptus botryoides*, *Syncarpia glomulifera*, *Corymbia maculata*, and *Eucalyptus paniculata*.

Despite the lack of adequate landscaping proposed, biodiversity impacts of the proposal remain negligible.

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.

**Protection of Habitat Features**

All natural landscape features, including any rock outcrops, native vegetation not included in landscape plan and/or watercourses, are to remain undisturbed during the construction works.

All storage, stockpiling and parking of vehicles must be within the existing hard stand area or designated area outside Tree Protection Zones. Tree protection measures are to be in place should construction works impinge on canopy trees or their root plate zones.

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 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 Certifying Authority prior to issue of any Occupation Certificate.

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