

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/0951
Proposed Development:	Alterations and additions to the Royal Motor Club Broken Bay
Date:	28/03/2024
Responsible Officer	Adam Croft
Land to be developed (Address):	Lot 5 DP 4689 , 46 Prince Alfred Parade NEWPORT NSW 2106 Lot 6 DP 110670 , 46 Prince Alfred Parade NEWPORT NSW 2106 Lot 262 DP 752046 , 46 Prince Alfred Parade NEWPORT NSW 2106 Lot 329 DP 824292 , 46 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

Biodiversity Referral (28 March 2024)

The additional information is noted. There are no further objections from a biodiversity perspective, subject to recommended biodiversity and landscape conditions.

Biodiversity Referral (6 February 2024)

This updated referral is based on the following additional information:

- Arboricultural Impact Appraisal and Method Statement (Naturally Trees, 9 November 2023)

The following biodiversity-related provisions apply to the subject site:

- SEPP (Resilience and Hazards) Coastal Environment Area (particularly in relation to native coastal vegetation)
- Pittwater LEP Clause 7.6 Biodiversity Protection
- Pittwater DCP Clause B4.7 Pittwater Spotted Gum Forest Endangered Ecological Community

The arboricultural report identifies two high significance trees which will require removal under the proposal - Trees 2 and 4 which are Spotted Gums (*Corymbia maculata*) and are associated with a broader local occurrence of Pittwater Spotted Gum Forest Endangered Ecological Community (EEC). In accordance with applicable biodiversity controls, developments are to be designed and sited to avoid and minimise environmental impacts, including impacts to native vegetation and canopy trees. As it is considered that design amendments (e.g. could enable retention of these highly significant trees, the proposal cannot be supported in its current form. The applicant is encouraged to consider amending the proposal to retain Trees 2 and 4, for example by limiting any new retaining structures to within the existing upper pool terrace footprint.

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 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.