

Natural Environment Referral Response - Biodiversity

Application Number:	DA2025/0588
Proposed Development:	Construction of a dwelling house, swimming pool and secondary dwelling
Date:	23/06/2025
Responsible Officer	Phil Lane
Land to be developed (Address):	Lot 2 DP 23311 , 34 Prince Alfred Parade NEWPORT NSW 2106 Lot LIC 520723 , 34 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

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

- NSW Biodiversity Conservation Act 2016
- SEPP (Resilience and Hazards) 2021 – Coastal Environment Area
- Pittwater LEP 2014 – Clause 7.6 Biodiversity Protection
- Pittwater 21 DCP 2014 – Clause B4.7 Pittwater Spotted Gum Forest Endangered Ecological Community

While it is acknowledged that the design appears to have reduced the overall ground footprint and avoided and minimised impacts to the natural environment matters raised in the Pre-Lodgement biodiversity notes remain outstanding.

The proposal has been submitted with a Flora and Fauna Assessment (East Coast Ecology, May 2025) that has concluded that the proposed development would not result in significant impacts to SAI entities (Serious and Irreversible Impacts) or Threatened Ecological Communities (TECs). Although the conclusions are concurred with, it should be noted that the assessment has addressed control PDCD B4.17 Littoral Rainforest Endangered Ecological Community instead of addressing PDCEP B4.7 Pittwater Spotted Gum Forest Endangered Ecological Community. The report will need to be amended as the issued recommendations in Table 9. Measures to be implemented, before, during, and after construction to avoid and minimise the impacts of the proposed development would alter the outcomes of the landscape planting schedule by including a different range of species.

Furthermore, as the proposal would result in the removal of 9 prescribed trees, the landscaping planting schedule will need to be amended to include a minimum of 9 locally native prescribed trees. Native canopy trees are to be consistent with the species listed in Pittwater Spotted Gum Endangered Ecological Community.

The Biodiversity referral will recommence upon receipt of the amended documents.

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.