

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/1104
Responsible Officer	Nick Keeler
Land to be developed (Address):	Lot 45 DP 13457 , 143 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 Natural Environment - Biodiversity section cannot complete this assessment until further information is provided.

This application was assessed against Pittwater LEP Clause 7.6 Biodiversity and Pittwater DCP B4.7 Pittwater Spotted Gum EEC. The site is also mapped as Wetland Proximity Area and Littoral Rainforest Proximity Area within the Coastal Management SEPP 2018.

The proposal is for the alterations and additions to the existing dwelling including driveway leveling, a new lift, swimming pool, and landscaping. There are no native trees within the site, however the site survey shows there are four large native trees within neighbouring properties which will be within 5 metres of soil excavation works. Two are in the front yard (one tree is north of the driveway, one is south of the hardstand to be converted to soft landscaping) and two are south of the proposed new level lawn in the rear yard.

The Coastal Management SEPP objectives are addressed in the SEE. The proposal is acceptable subject to neighbouring large native canopy trees not being impacted by the works in accordance with biodiversity controls.

Information required

An Arborist Report is required to be prepared and submitted to support the application in accordance with the following:

- must identify the location, species, health and size of all trees within 5m of the proposed development (including any trenches for utilities);
- Prepared by a suitably qualified arborist with minimum AQF Level 5;
- Prepared based on the actual plans and documentation submitted in support of the DA;
- Take into account all above- and below-ground works and structures that are ancillary to the

- development, including any changes in soil/ground level around the base of canopy trees;
- A tree protection and management plan with specific tree protection measures to enable safe retention of all trees proposed for retention, including mapping Tree Protection Zones, Structural Root Zones and any encroachments.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.