

Natural Environment Referral Response - Biodiversity

Application Number:	DA2020/1749
Date:	02/02/2021
Responsible Officer	Lashta Haidari
Land to be developed (Address):	Lot 19 DP 27133 , 9 Ilya Avenue BAYVIEW NSW 2104

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

There is insufficient information included within the application to assess the impacts of the proposal.

The following Natural Environment provisions apply to the site:

- PLEP Clause 7.6 (Biodiversity Protection)
- PDCP Clause B4.4 (Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor).

In accordance with PDCP (Clause 4.4) Council require a tree survey and Arborist Report for all trees within 5m of the proposed development. Survey plans depict two prescribed trees within approximately 5m of the proposed swimming pool or ancillary structures. The Arborist Report must assess impacts to the TPZ and SRZ and determine how these trees can be safely retained.

This is also supported by the Geotech Report (White Geotechnical Group 2020) which states; "The proximity of the large gum tree on the downhill side of the house may result in arborists requirements for the nearby foundations to be dug by hand so as to avoid damaging major root systems. This would need to be assessed and confirmed by an arborist."

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.