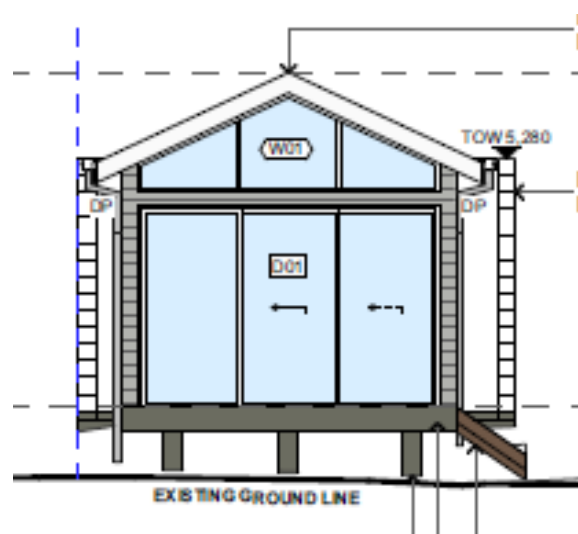


43 Florence Terrace, Scotland Island

Proposed Boatshed - Biodiversity Review



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Introduction

This report has been prepared to assess the potential biodiversity impacts of a proposed boatshed development, for 43 Florence Terrace Scotland Island (the site), being Lot 93 in DP 12749.

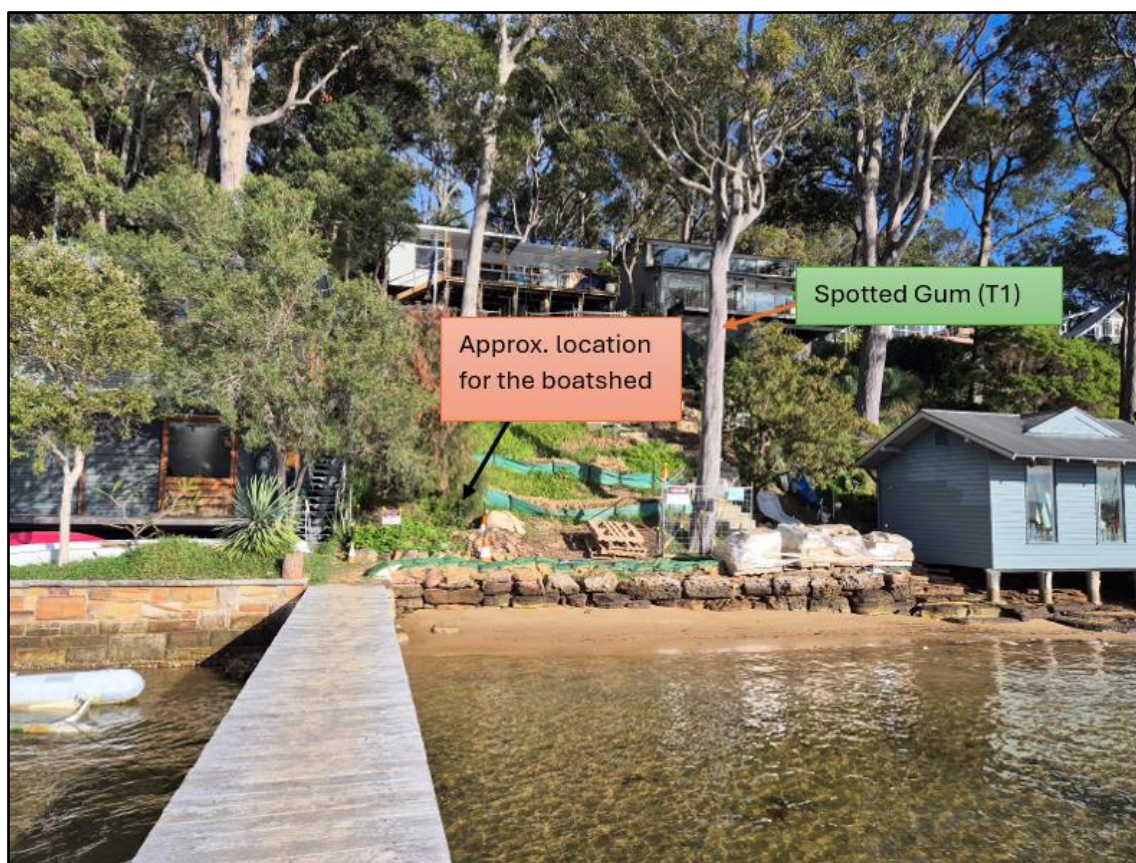


Figure 1 - approx. location for the proposed boatshed

The site is waterfront, irregular in shape and on the north-eastern side of the Scotland Island. The property shares a jetty with 45 Florence Terrace, Scotland Island. It is proposed to construct a new boatshed on the property, close to the shared jetty and located fully behind the mean high-water mark as per **Figures 1 and 2**.

The site is zoned C3 Environmental Management and has moderate to steep slopes. The foreshore vegetation is informal and comprised of controlled exotic grasses and weeds.

The existing dwelling is situated close to the middle of the site and enjoys significant views of Pittwater through the tree canopy. The single storey, three-bedroom dwelling is currently being renovated as per DA2022/1342, as modified (Mod2023/0703).

43 Florence Terrace Scotland Island is vegetated with a mix of endemic canopy trees, some remnant overgrown non-native smaller shrubs, weeds and lawn. Landscaping across the site is inconsistent with the desired profile of the greater Scotland Island locality. The foreshore of the site is shown in **Figures 1, 3 and 4**.

Proposed development

The proposal is a single storey boatshed with dimensions of 4m x 6m, and a height of 4.0m. The development footprint is around 5 by 7m- see **Figure 2**.

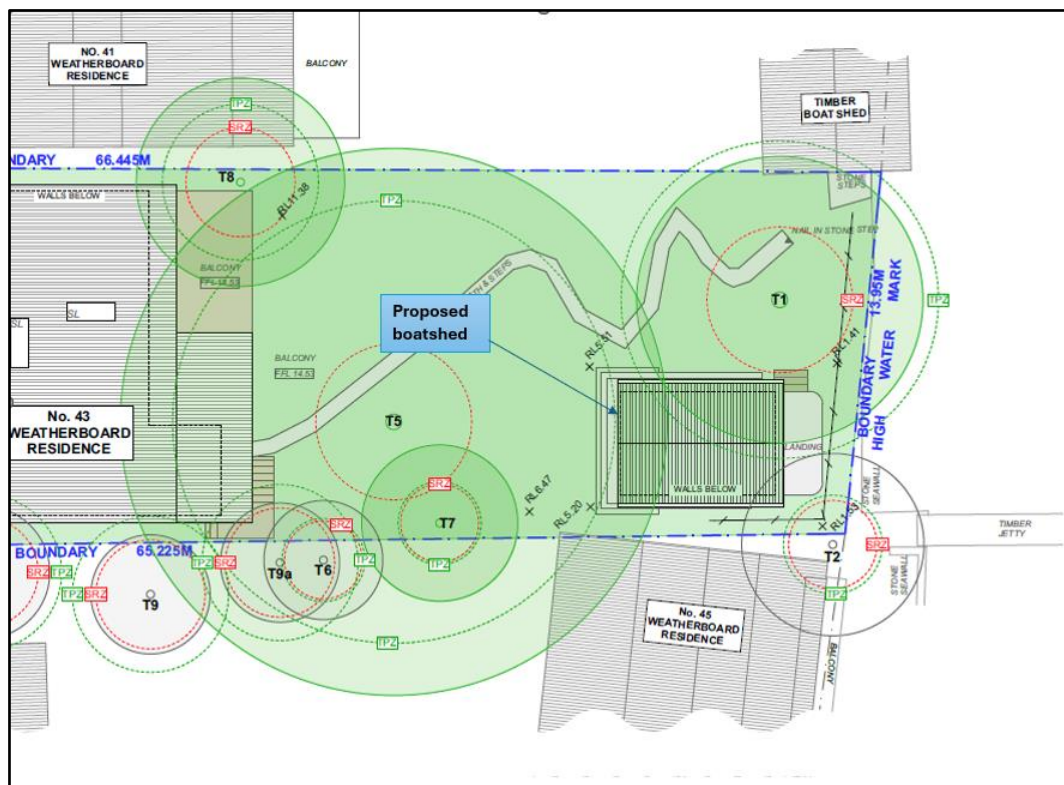


Figure 2 - proposed boatshed plan

No clearing of native vegetation is required to facilitate compliance with the Bush Fire Assessment of the proposal (**Appendix 2.4**). Current Asset Protection Zones (APZ) are acceptable. Although an APZ is required to be established over the entirety of the site, vegetation within the site is considered managed and already compliant with the standards of an Inner Protection Area (IPA), therefore no clearing is required, and the BOS is not triggered by bushfire requirements.

The site survey identifies potentially affected trees in the development footprint (see **Figures 3 and 4**).



Figure 3 – approx.. location for the proposed development

Note that tree T3 identified on the site survey and plans was removed in 2023. This tree met the definition of a dead, dying or dangerous tree which is unlikely to recover. Northern Beaches Council Tree Protection Officer agreed the tree (a Swamp Mahogany) met the criteria for high-risk tree exemption.

The development has been designed and site to avoid and minimise impacts on significant vegetation in the foreshore area, specifically a mature Spotted Gum tree, referred to as T1 in the arborist report (see **Figure 3 and 4**).

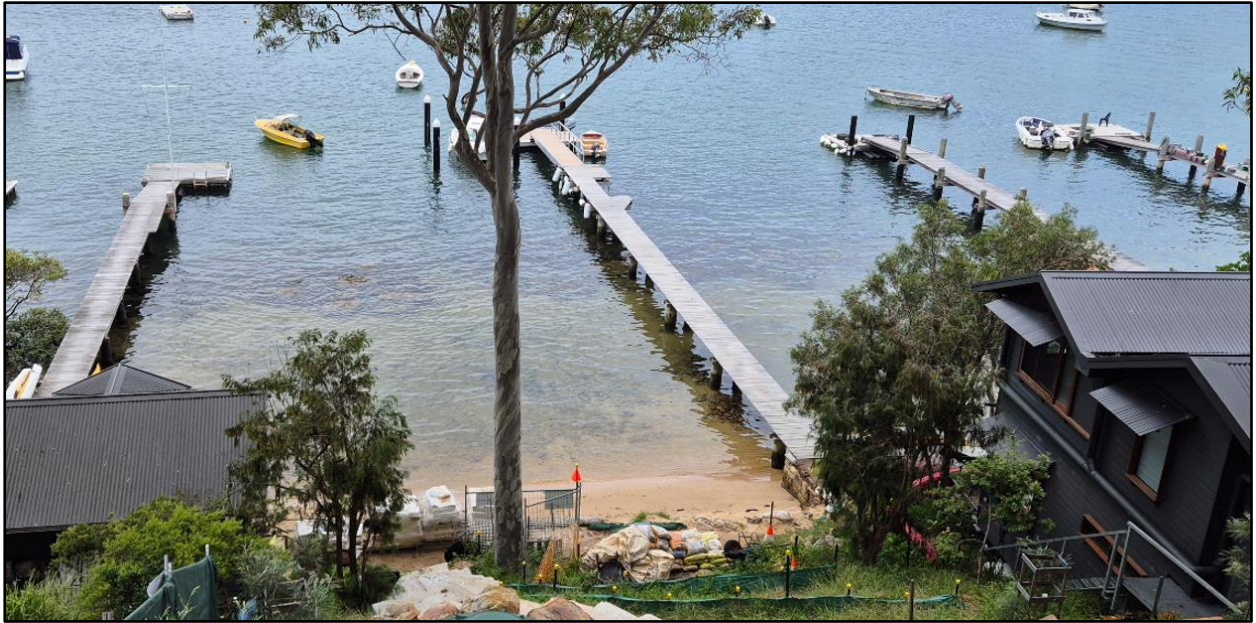


Figure 5 – existing foreshore conditions

Biodiversity framework

The proposal has been considered against:

- The Biodiversity Conservation Act 2016 (BC Act), together with the Biodiversity Conservation Regulation 2017 (BC Reg.),
- State Environmental Planning Policy (Resilience and Hazards) 2021 cl. 2.10, Development on land within the coastal environment area;
- Pittwater LEP 2014 cl 7.6 Biodiversity; and
- Pittwater 21 DCP Item B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community.

It is noted that DA2022/1342 for the site requires the revegetation of the site with locally native species to enhance native vegetation and wildlife habitat. As this condition relates to a house renovation which is currently underway, this condition is not yet been satisfied.

Notwithstanding the above, this assessment relates only to the part of the site for which consent is being sought.

NSW Biodiversity Values (BV) map

Portions of the site are mapped on the NSW Biodiversity Values (BV) map published by the NSW Minister for the Environment. **Figure 3 and 5** demonstrates that the boatshed could potentially affect a single Pittwater Spotted Gum in the BV mapped area. This tree is referred to as **T1** in the Arborist Report (see Figure 4 and **Attachment 2.3**).

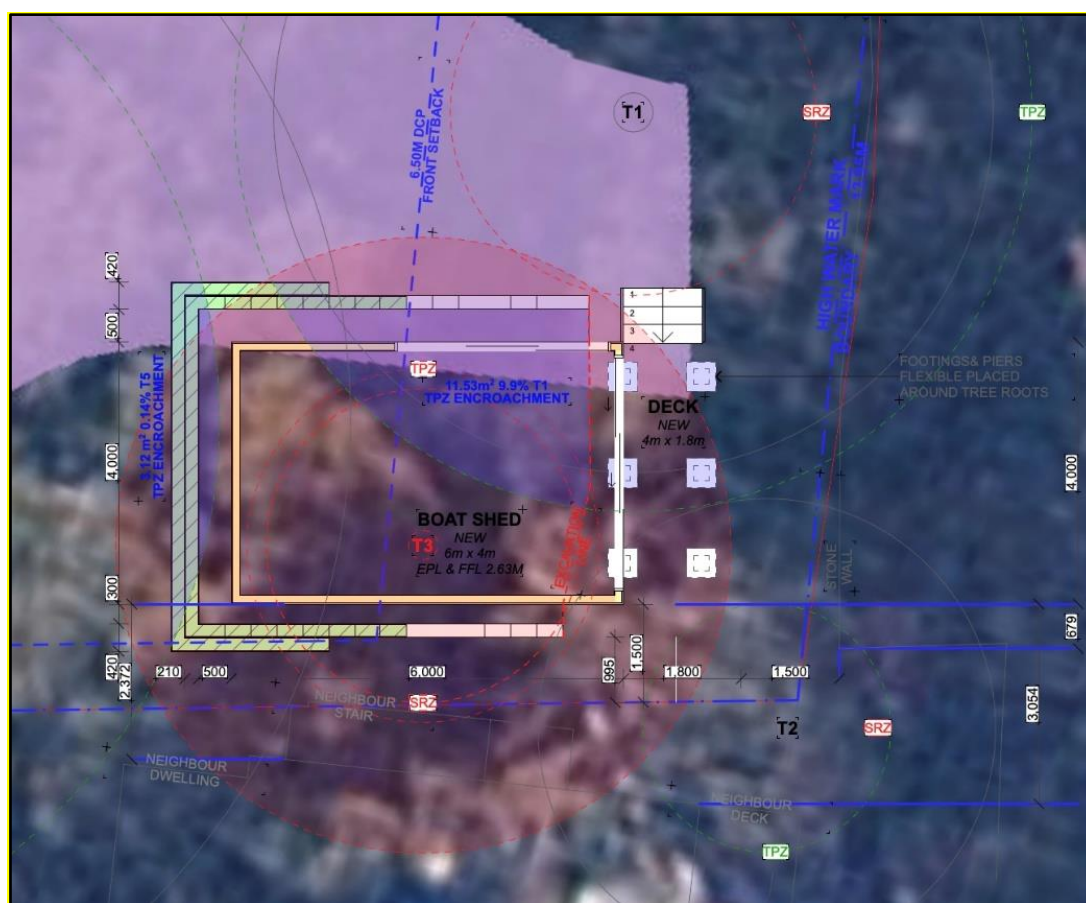


Figure 6 - BV mapping (purple) of the Site near the proposed development (source DPIE)

There has been a high degree of overlap and consultation between key consultants and the building designer to ensure there will be no impact on T1. While encroachment of the Tree Protection Zone (TPZ) of T1 for the boatshed is identified as being up to 10%, this will be further limited to areas where piers engage with the ground and the proposal includes flexible pier placement to ensure roots are avoided.

Development impact

A single exempt native shrub species in the boatshed footprint will require removal, being an *Allocasuarina littoralis*, see **Figure 4**. This small tree is located outside of the BV Mapping for the site.

As no prescribed trees are required to be removed to facilitate the proposal, there will be no Significant Impact on Threatened Species or Ecological Communities. As such, entry to the NSW Biodiversity Offset Scheme is not triggered by this proposal.

Recommendations

The project arborist has recommended conditions to ensure T1 is not affected by the proposed development, such as:

- Limiting excavation of soils to only that required for the installation of the proposed retaining walls;

- Ensuring there is the supervision of a project arborist to provide guidance and advice should tree roots be encountered during excavation. The arborist may provide directions for root pruning requirements; and
- Ensuring that excavation plant employed to undertake the development do not operate outside of the indicated encroachment area.

Due to the moderate to steep slopes near the site foreshore, it is also recommended that:

- Casuarina spp. and Banksia spp. which have roots that extend deep into the soil are planted.
- In addition, species such as *Lomandra longifolia* and native grasses can be planted as understorey to prevent erosion and enhance the site from the water.

This advice is consistent with the NSW DPI's *Policy and guidelines for fish habitat conservation and management* (2013).

Conclusion

In conclusion, the proposal for a new boatshed does not involve the removal of any significant vegetation and is compliant with the relevant biodiversity controls. The proposal has been appropriately sited and designed to maintain the existing canopy trees on-site. Landscaping and revegetation will eventually screen and soften the appearance of the boatshed as viewed from neighbours and the water.