

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0162
Responsible Officer	Georgia Quinn
Land to be developed (Address):	Lot 39 DP 207049 , 11 Wandearah Avenue AVALON BEACH NSW 2107

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 rear of the property is mapped as part of the Pittwater Spotted Gum Forest Endangered Ecological Community, and therefore the site is subject to the Biodiversity clause of the PLEP 2014. The development is located within the front setback and will not impact the area mapped as the PSG EEC, and is therefore acceptable from a biodiversity perspective. While a significant impact to the community is considered unlikely, the retention and/or replacement of canopy trees characteristic of the EEC is required.

Two *Corymbia maculata* (Spotted Gum) trees are located close to the proposed works, with one near the site boundary and one within the road reserve. Recent landscaping works (~end 2017) have constructed a sandstone wall within the tree protection zone of Tree 1, and the works occur on the subject site and extend onto the road reserve.

The tree has been assessed as environmentally stressed by the arborist engaged by the applicant. The impact to these trees from previous and proposed works should be assessed of Council's Landscape Referral, with tree replacement conditioned if the trees have been compromised. This will ensure no significant onsite loss of canopy cover or a net loss in native canopy trees characteristic of the PSGF EEC.

Referral Body Recommendation

Recommended for approval

Recommended Natural Environment Conditions:

Nil.