

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2019/0603
<b>Responsible Officer</b>	Kelsey Wilkes
<b>Land to be developed (Address):</b>	Lot 2 DP 513044 , 3 Hudson Parade 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

This application has been assessed against Pittwater LEP Clause 7.6 and Pittwater DCP B4.4 Flora and fauna habitat enhancement category 2 and wildlife corridor. A small section of the property is also mapped as Pittwater Spotted Gum (PSG) Endangered Ecological Community (EEC) within the SMCMA V3 mapping (OEH 2016).

The proposal is for the alterations and additions to the existing dwelling, including construction of a new guest bedroom with garage below, and a number of retaining walls, fill and landscaping. The proposal plans also indicate changes to the driveway, including "*revised paved driveway*" and "*proposed permeable surfaced visitor parking & turning area*".

The property currently contains an existing dwelling and driveway. There are many large native trees which are characteristic species of Pittwater Spotted Gum EEC community adjacent to the existing driveway. No Arborist Report was provided to support the application.

To comply with biodiversity controls further information is required:

- Further information regarding proposed changes to the existing driveway
- An Arborist Report survey and assessment which must identify the location, species, health and size of all trees within 5m of the proposed development and meet the following requirements:
  - Survey and assessment all trees in accordance with the AS 4970-2009 Protection of trees on development sites, including consideration of direct and likely indirect impacts during construction;
  - 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 and construction impacts;

- 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. Consideration should be given to construction access (i.e. trunk protection) and material stockpiling.
- If any native trees which are characteristic species within PSG EEC are required to be removed/impacted as a result of the development, a formal Assessment of Significance ("5-part test") may be required.

Council's Natural Environment - Biodiversity section cannot complete this referral until further information is provided.

### **Referral Body Recommendation**

Recommended for refusal

### **Recommended Natural Environment Conditions:**

Nil.