

Natural Environment Referral Response - Biodiversity

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| Application Number: | DA2020/1172 |
| Date: | 24/03/2021 |
| Responsible Officer | Thomas Prosser |
| Land to be developed (Address): | Lot 42 DP 4689 , 54 Bardo Road 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

Revised Comments

Amended plans and reports have been issued including architectural and landscape plans and a root investigation report. The amended application proposes the retention of existing trees numbered 4 (Grey Gum), 7 (Turpentine), and 8 (Turpentine) within the front setback. The amended application also proposes the continued retention of existing trees numbered 12 (Swamp Mahogany) and 13 (Turpentine), although tree 11 (Turpentine) is now recommended for removal.

The Council Landscape Referral has:-

- accepted the recommendation for removal of remove tree 11.
- agreed that three (3) existing native trees can be preserved for the long term, and
- five (5) existing trees of high retention value can't be replaced due to insufficient deep soil zones and landscape area remaining capable of allowing tree replacement.

As per the original assessment, the site is mapped as part of a terrestrial biodiversity area and is located within a wildlife corridor (high priority). The aims and objectives of Pittwater LEP 2014 cl.7.6 Biodiversity and P21 DCP B4.6 Wildlife Corridors are therefore relevant to the assessment. The development should be designed, sited and managed to avoid, minimise or appropriately manage any adverse environmental impact, and demonstrate the retention and enhancement of wildlife corridors ensuring/providing the connection of flora and fauna habitats.

While the amended design results in some reduction in impacts to biodiversity values of the site, and with reference to the Landscape Referral, the previous comments are still applicable. Specifically the development should not directly impact or reduce habitat for locally native species, not result in a net

loss in native canopy trees, and ensure that at least 60% of any new planting incorporates native vegetation (recommended species list contained within Appendix A of the Biodiversity Management Plan Narla October 2020).

Based on the information provided I am not satisfied that the development is designed, sited and will be managed to avoid, minimise or appropriately manage any adverse environmental impact.

Original Comments

The proposed development has been assessed against Pittwater LEP 2014 cl.7.6 Biodiversity and P21 DCP B4.6 Wildlife Corridors. The site is mapped as part of a Terrestrial Biodiversity area and is located within a wildlife corridor (high priority), and therefore the development is to be amended to satisfy the objective to provide wildlife corridors via creation, restoration, and / or regeneration. The proposal is to address the relevant controls, ensuring no net loss in native canopy trees.

The Flora and Fauna Assessment has mapped 510 m² of the site as native vegetation, albeit dominated by canopy species with sparse shrub and ground layer. While the report states that the development proposal will not significantly impact on threatened biodiversity or their habitats, the current design will directly remove more than 50% of the area mapped as native vegetation. The report has not specifically addressed the Wildlife Corridor DCP control, and should review the impacts of the proposal on the corridor, and should recommend additional impact minimisation and mitigation measures. The additional loss of trees 11 - 13 has been assumed based on the current design and the Landscape referral assessment.

As identified within the Landscape Referral response, impacts of the development on trees, including trees proposed to be retained (trees 11-13), and the landscape treatment proposed is insufficient. The development is to ensure that at least 60% of any new planting incorporates native vegetation (as per species listed in Native Plant Species Guide available on the Council website and the species list contained within the Biodiversity Management Plan Narla Environmental Oct 2020), not include environmental weeds, and maximise linkages of the wildlife corridor. The Landscape Plan proposes replacement planting dominated by one native *Eleocharpus* species, with only one large Angophora tree and two medium sized Banksia species. Additional replacement plantings of larger canopy trees and additional canopy species diversity is recommended.

Based on the information provided I am not satisfied that the development is designed, sited and will be managed to avoid, minimise or appropriately manage any adverse environmental impact.

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.