

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2019/0624
<b>Responsible Officer</b>	Ashley Warnest
<b>Land to be developed (Address):</b>	Lot 23 DP 9242 , 2163 Pittwater Road CHURCH POINT NSW 2105

### 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 B4.7 Pittwater Spotted Gum EEC. Any development application must consider proposal options which are compliant with applicable Pittwater LEP and DCP controls, specifically:

- Development shall result in no significant onsite loss of canopy cover or a net loss in native canopy trees.
- Development shall ensure that at least 80% of any new planting incorporates native vegetation (as per species found on the site or listed in Pittwater Spotted Gum Endangered Ecological Community).

The proposal is for a secondary dwelling in an already cleared area of the property. No native trees or vegetation are proposed for removal which is supported. However, at least 1 large native tree is within 5m of the proposed works, including excavation for the southwestern corner of the proposed dwelling.

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

To comply with biodiversity controls the following information is required:

- A tree survey and Arborist Report indicating location, species, health and size of all trees within 5m of proposed development. Clearly indicating all trees that may be impacted on as a result of the development. This report must be prepared by a minimum AQF level 5 qualified Arborist. The report must assess all impacts of the works including excavation, and installation of utilities and trenching for stormwater.
- Updated Landscape Plan indicating a planting schedule and species list that complies with controls.

**Referral Body Recommendation**

Recommended for refusal

**Recommended Natural Environment Conditions:**

Nil.