

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0457
Responsible Officer	Jordan Davies
Land to be developed (Address):	Lot A DP 383227 , 4 Irrubel 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

This application was assessed against Pittwater LEP Clause 7.6 Biodiversity and Pittwater DCP B4.6 Wildlife corridors.

The proposal is for the alterations and additions of the existing dwelling including extensions, new decks/terraces, new hydrotherapy pool, alterations to the carport and garage. The site contains 7 *Corymbia maculata* Spotted Gum trees, none are proposed for removal, however 5 will incur major encroachments into their Tree Protection Zones (TPZ) and some encroachment into the Structural Root Zones (SRZ).

The submitted Arboricultural Report (Complete Arborcare - authored by Colin Curtis, dated 3/3/2019), whilst broadly detailing the level of encroachment of subject site trees, does not adequately consider nor demonstrate how the proposal can be supported (as per Section 3.3.4 TPZ encroachment Considerations AS4970-2009).

The Arboricultural Report states *major* encroachment (as per AS4970-2009) is proposed for trees numbered T3, T4, T5, T6 & T7. Works are also proposed within the SRZ of these trees, the suggested broad statement to carry out root mapping on these trees is inadequate. Indiscriminate root mapping on T3-T7 cannot occur without detriment to the trees.

Consideration of tree sensitive construction measures (such as cantilevered/suspended slabs for the proposed terracing around T3) and specific documented investigative hand excavation of proposed pier location sites in relation to trees T4-T7 for the deck piers - to be directly supervised or undertaken by minimally qualified AQF Level 5 Arboriculturist, discussion on methods of installation for proposed pathways, stepping stones and landscaping features within the TPZ of trees to be retained is required.

Council's Natural Environment - Biodiversity section cannot complete its assessment until further information, detailed above, is provided to gain a thorough understanding of the impacts on trees to be retained.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.