

Natural Environment Referral Response - Biodiversity

Application Number:	DA2020/1186
Date:	16/11/2020
Responsible Officer	Thomas Burns
Land to be developed (Address):	Lot 82 DP 10782 , 114 Whale Beach Road WHALE 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

Council's Biodiversity referral body cannot support the proposal in its current form.

The application has been assessed against the following provisions:

- Pittwater LEP Clause 7.6 (Biodiversity Protection)
- Pittwater DCP Clause B4.7 (Pittwater Spotted Gum Endangered Ecological Community)

Three prescribed trees representative of the Pittwater Spotted Gum Forest endangered ecological community (EEC) are proposed for removal. In accordance with PDCC Clause B4.7, "development shall result in no net loss in native canopy trees". In addition, any new landscaping is to be composed of at least 80% species representative of the Pittwater Spotted Gum Forest EEC.

The submitted landscape plan does not include provisions for replacement of the prescribed trees proposed for removal; instead, a single Blueberry Ash (small tree) is proposed. Furthermore, the submitted landscape plan does not comply with the requirement for 80% species of the Pittwater Spotted Gum Forest EEC. The proposal is therefore inconsistent with the intent and technical requirements of the DCP control.

Any future application should demonstrate measures proposed to achieve compliance with the relevant controls. This may include replacement plantings of locally native canopy trees at a minimum 1:1 ratio and understory species consistent with the EEC, demonstrated in a landscape plan.

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.