

Natural Environment Referral Response - Biodiversity

Application Number:	DA2021/0359
Date:	18/05/2021
Responsible Officer	Adam Mitchell
Land to be developed (Address):	Lot 1 DP 1271246 , 15 Waratah Street MONA VALE NSW 2103

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 Natural Environment Unit - Biodiversity referral team have reviewed the application for consistency against the relevant environmental legislation and controls, including:

Biodiversity Conservation Act 2016 (BC Act) Pittwater Development Control Plan (PDCP)

- B4.5 Landscape and Flora and Fauna Enhancement Category 3 Land

PDCP Clause 4.5 states:

- Development shall retain and enhance habitat for threatened species, endangered populations, endangered ecological communities and locally native species.
- Development shall provide flora and fauna habitat by active restoration, regeneration, and / or creation.
- Development shall result in no significant onsite loss of canopy cover or a net loss in native canopy trees.

The application seeks to remove twenty-six (26) trees:

- T1 – *Eucalyptus tereticornis*
- T2 – *Eucalyptus tereticornis*
- T3 – *Eucalyptus tereticornis*
- T4 – *Eucalyptus tereticornis*

- T5 – *Glochidion ferdinandii*
- T6 – *Eucalyptus scoparia*
- T7 – *Eucalyptus robusta*
- T8 – *Cinnamomum camphora* (Exempt)
- T9 – *Cinnamomum camphora* (Exempt)
- T201 – *Eucalyptus resinifera*
- T203 – *Eucalyptus resinifera*
- T204 – *Eucalyptus haemostoma*
- T205 – *Angophora costata*
- T209 – *Eucalyptus tereticornis*
- T210 – *Eucalyptus tereticornis*
- T216 – *Eucalyptus scias*
- T222 – *Corymbia gummifera*
- T223 – *Lophostemon confertus*
- T224 – *Eucalyptus tereticornis*
- T225 – *Eucalyptus tereticornis*
- T226 – *Eucalyptus tereticornis*
- T227 – *Eucalyptus tereticornis*
- T228 – *Eucalyptus tereticornis*
- T229 – *Eucalyptus tereticornis*
- T230 – *Eucalyptus tereticornis*
- T231 – *Eucalyptus tereticornis*

Of these trees, 2 (T.8 & 9) are exempt under Council provisions, and therefore do not require Council's approval. 8 of these trees (T.5, 7, 201, 203, 204, 205, 216, 222) are considered locally-native to Pittwater.

Tree removal is proposed to facilitate future development of new school infrastructure providing a more accessible administration area and more equitable access to the site. Council have not being presented with analysis regarding the site planning and proposed arrangement of buildings as well as any evidence of measures taken to avoid the removal of native vegetation, it is therefore difficult for Natural Environment Unit - Biodiversity to make judgement on the necessity for the removal of these trees.

The submitted Biodiversity Letter Reports (Narla 2021a,b) do not specify whether consideration has been given to the value of the trees as a foraging resource, and notes that no significant impact was likely due to the "highly urbanised nature of the site and the greater area". Natural Environment Unit - Biodiversity do not consider this statement to be applicable to Grey-headed Flying-fox of which several camps are located within the Pittwater ward, the closest being within Warriewood (<1km away). All Grey-headed Flying-fox camps within the Northern Beaches LGA are located within a peri-urban interface and are likely to use these trees as a foraging resource.

Concern is also raised over the submitted 'Schematic Stage Landscape Plans' (Arcadia 2021), which "do not form part of this DA and are provided for purely illustrative purposes" (BRS 2021). Although the plan includes the planned provision of 26 native trees (*Banksia integrifolia*, *Corymbia gummifera*, *Eucalyptus haemostoma* and *Tristanopsis laurina*), concern is raised over the location of the proposed replacement plantings which appear to be located in highly restrictive locations such as garden beds or immediately adjoining proposed or existing buildings.

In order for Natural Environment Unit - Biodiversity to make an informed assessment, the DA must include the final plans, as well as suitable planting locations where mature height and spread will be

achieved. Tree removal must be avoided where possible, and where avoidance is not an option, this must be adequately justified.

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.