

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2019/1532
<b>Responsible Officer</b>	Georgia Quinn
<b>Land to be developed (Address):</b>	Lot 1 DP 731356 , 1 - 3 Florida Road PALM BEACH NSW 2108

### 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 - Biodiversity section cannot complete this assessment until further information is provided.

This application was assessed against Pittwater LEP Clause 7.6 Biodiversity and Pittwater DCP B4.6 Wildlife corridors. Any development application must consider proposal options which are compliant with applicable Pittwater LEP and DCP controls, specifically:

- *The development is designed, sited and will be managed to avoid any significant adverse environmental impact.*
- *Development shall not result in a significant loss of canopy cover or a net loss in native canopy trees.*
- *Development shall ensure that at least 60% of any new planting incorporates native vegetation (as per species listed in Native Plants for Your Garden available on the Pittwater Council website). Landscaping is to be outside areas of existing bushland and not include environmental weeds.*
- *Planting is to maximise linkage within the wildlife corridor.*

The proposal is for the alterations and additions to the existing dwelling including extensions, car parking, pool, spa and terraces. The proposal plans show existing trees within 5 metres of the works (including stormwater works). The controls required that an Arborist Report is submitted if any works are proposed within 5m of prescribed trees.

### Required documentation

An Arborist Report is required to be prepared and submitted to support the application in accordance with the following:

- must identify the location, species, health and size of all prescribed trees and trees on adjacent land within 5m of the proposed development (including any trenches for utilities);
- Prepared by a suitably qualified arborist with minimum AQF Level 5;
- Prepared based on the actual plans and documentation submitted in support of the DA;
- Take into account all above- and below-ground works and structures that are ancillary to the development, including any changes in soil/ground level around the base of canopy trees;
- A tree protection and management plan with specific tree protection measures to enable safe retention of all trees proposed for retention, including mapping Tree Protection Zones, Structural Root Zones and any encroachments

The SEE must include:

- An analysis of the proposed development clearly stating the extent of the impact on the natural environment demonstrating that it has been designed to minimise any impact on wildlife corridors.

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.