

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0688
Responsible Officer	Penny Wood
Land to be developed (Address):	Lot 8 DP 238742 , 13 Minkara Road BAYVIEW NSW 2104

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 B4.18 Heathland/woodland vegetation.

The proposal is for the alterations and additions to the existing dwelling house, construction of ancillary structures and the use of the existing tennis court. The proposal includes the construction of a new shed (260 sqm), new carport adjacent to the existing office building, new awning behind existing dwelling house, complete construction of a tennis court (partially completed), dam in the south-eastern corner (completed), golfing green (completed) and two retaining walls (completed).

The submitted Arboricultural Impact Assessment report (Tree Survey Pty Ltd, 13/06/2019) assesses 28 trees and could not find an additional 10 trees which were shown on the site survey. Three prescribed trees will incur major TPZ encroachments, 1 tree will incur minor TPZ encroachments, and 24 trees will incur no impacts (7 of which are exempt species (T9, T10, T11, T12, T13, T14, T15)). Three existing prescribed trees are proposed to be removed, and at least 12 additional trees have already been removed. The Arborist did not review the Stormwater Management Plan, which shows trenching works within 5 m of trees to be retained.

The Landscape Plan (Blue Sky Building Designs, 25/02/2019) shows 5 locally native canopy tree replacement plantings. The remaining proposed trees are either smaller native trees or exotic Magnolias, which are not suitable as replacement native canopy tree plantings. The Landscape Plan is required to be amended to include a minimum of 15 locally native canopy tree replacement plantings, 80% of remaining proposed plantings must be locally native species and no environmental weed species.

Any further information provided for the proposed onsite sewerage system (e.g. trenching works) may need to be reviewed by a qualified Arborist if works are within 5 m of trees to be retained.

Council's Natural Environment - Biodiversity section cannot complete this assessment until further

information is provided.

Information required

- Amended Landscape Plan
- Addendum to the Arboricultural Impact Assessment report to assess new stormwater trenching and proposed onsite sewerage system (if works within 5 m of trees to be retained)

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.