

Natural Environment Referral Response - Biodiversity

Application Number:	DA2020/1726
Date:	16/03/2021
Responsible Officer	Adam Urbancic
Land to be developed (Address):	Lot 89 DP 13760 , 29 Wandeen Road CLAREVILLE 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

Further information and revisions are required to satisfy biodiversity requirements and enable the assessment of the DA for compliance against relevant biodiversity legislation and planning controls, including the following:

- Biodiversity Conservation Act 2016 (BC Act)
- Pittwater LEP Clause 7.6 Biodiversity Protection
- Pittwater 21 DCP Clause B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community

The development proposes to remove five (5) *Corymbia maculata* (Spotted Gum), which have been classified by the Arborist as high significance and high retention value (Growing My Way 2020). It is noted that the Arborist report has not identified all trees within proximity to the development. An additional two (2) Spotted Gums are located on the southern boundary, which are to be retained and protected during construction. These trees are to be assessed by the Arborist to ensure that the proposed pool and deck do not impact on the SRZ of these trees and included in an updated Arborist Report.

There is conflicting information regarding the removal/retention of Tree 3 and Tree 4. Tree 3 has not been identified on the Architectural plans, however has been identified by the Arborist as requiring removal. Similarly, the Landscape plan indicates that Tree 4 is to be retained, however has been identified as requiring removal by the Arborist. This is to be clarified and included on updated plans.

The biodiversity referral team concur with the landscape referral in proposing the relocation of the pool southward to occupy the area proposed as a new deck and relocation the deck eastward of the pool

which would ultimately result in retention of Tree 3. This should be undertaken, and as such only four (4) existing trees will be required for removal.

It is noted that the Flora and Fauna Assessment Report (Kingfisher Urban Ecology and Wetlands 2020) is light on detail surrounding the extent of Pittwater Spotted Gum Forest (PSGF) mapped within the site, and consideration of the local occurrence of PSGF within the locality.

Finally, the Landscape Plan (Rapid Plans 2020) has not included recommendations from the Flora and Fauna Assessment and Arborist Report, which recommend that five (5) *Corymbia maculata* trees be planted to replace those proposed for removal. As such, the Landscape Plan is to be amended to include additional planting of five (5) *Corymbia maculata*. The Landscape Plan must also ensure that the development incorporates at least 80% of native vegetation within any new planting (as per species listed in the Pittwater Spotted Gum Endangered Ecological Community). The landscape plan is to be amended and resubmitted accordingly.

Upon review of the additional information, Council's biodiversity referrals team will provide an updated referral.

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.