

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2018/0327
Responsible Officer	Kevin Short
Land to be developed (Address):	Lot 20 DP 632081 , 79 Cabbage Tree 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

Council's Bushland & Biodiversity division has assessed the proposal against Pittwater LEP 2014 Control 7.6 Biodiversity Protection & Pittwater 21 DCP 2014 Control B1.4 Aboriginal Heritage Significance, B4.18 Heathland/Woodland Vegetation and believes the proposed development requires additional information submitted prior to understanding the impacts of such.

The following documentation is required prior to assessment:

- A complete survey of all vegetation within 5m of any proposed works;
- Assessment against the requirements of the Biodiversity Conservation Act 2016 in relation to any proposed removal of native vegetation (including native tree canopy);
- An updated Arborist Report (AIA) including all newly surveyed vegetation and the impacts of works on this vegetation. Where the Arboriculturist is unsure of the works impact on trees, proposed excavation zones are to be marked out onsite and root mapping or non-destructive investigative digging is required. This information is to be submitted to Council to provide through impacts on trees to be retained and which trees require removal. All works will need to be to provide a minimum 300mm clearance of tree stems once built. Pruning specification is to be provided if appropriate.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.