

Natural Environment Referral Response - Biodiversity

Application Number:	DA2021/1682
Date:	12/10/2021
Responsible Officer	Stephanie Gelder
Land to be developed (Address):	Lot 171 DP 709495 , 14 Prince Alfred Parade NEWPORT NSW 2106

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

The application seeks approval for alterations and additions to an existing dwelling, including the construction of a covered carport, occupant lift & associated access, lockable storage garaging below carport.

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) State Environmental Planning Policy (Coastal Management) 2018

- Proximity to Littoral Rainforest
- Coastal Environment Area

Pittwater Local Environmental Plan (PLEP)

- 7.6 Biodiversity Protection

Pittwater Development Control Plan (PDCP)

- B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community

The submitted Statement of Environmental Effects notes that no trees will be removed as part of the proposed development, a statement which is supported by the submitted plans. No Arboricultural Impact Assessment has been submitted as a part of the application which is required to assess impacts

to all trees within 5m of the proposed development. Of particular concern is the proposed retaining wall located to the north of the concrete slab (garage) which appears to be located within or in proximity to the Structural Root Zone of a high-value *Corymbia maculata*.

Submission of an Arboricultural Impact Assessment is required to quantify impacts to the tree, feasibility of retention during construction and long-term viability. *Corymbia maculata* are a diagnostic species of *Pittwater and Wagstaffe Spotted Gum Forest in the Sydney Basin Bioregion – endangered ecological community*, and the removal of a large specimen for the purposes of a retaining wall will not be supported by Council's Biodiversity Referral Team in accordance with the controls listed in B4.7 of the PDCP. Should an AQF5 Arborist determine that the retention of the tree with the current design will be infeasible, an alternate design should be sought that allows retention of the tree.

On receipt of the Arboricultural Report, the Biodiversity Referral Team can reassess the application.

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.