

Natural Environment Referral Response - Biodiversity

Application Number:	DA2020/1761
Date:	22/02/2021
Responsible Officer	Phil Lane
Land to be developed (Address):	Lot 28 DP 228119 , 287 Hudson Parade 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

There is insufficient information included within the application to assess the impacts of the proposal.

The following Natural Environment provisions apply to the site:

- PLEP Clause 7.6 (Biodiversity Protection)
- PDCP Clause B4.7 (Pittwater Spotted Gum Forest - Endangered Ecological Community).

The Natural Environment Unit - Biodiversity are unclear on the extent of tree removal required. The submitted Arborist Report (Bradshaw 2020) specifies 3 trees to be removed, while the Master Plan (H & C Design 2020) designates 5 trees for removal. The Master Plan should be amended to show the retention of trees 4 & 5 or the Arborist Report must be updated accordingly.

Additionally both the Statement of Environmental Effects (Vaughan Milligan 2020) and the Arborist Report (Bradshaw 2020) both identify opportunity for replacement planting to meet the objectives of PLEP 7.6 and PDCP B4.7, however no Landscape Plan has been sighted within the application that demonstrates appropriate locations for replacement plantings. The submitted Landscape Plan must also demonstrate compliance with the objectives of PDCP B4.7, including:

- Development shall ensure that at least 80% of any new planting incorporates native vegetation (as per species found on the site or listed in Pittwater Spotted Gum Endangered Ecological Community).
- Development shall result in no significant onsite loss of canopy cover or a net loss in native canopy trees.

On submission of the requested documents, the DA will be assessed again by the Council's Natural Environment Unit.

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.