

Natural Environment Referral Response - Biodiversity

Application Number:	DA2025/0539
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	12/09/2025
Responsible Officer	Olivia Ramage
Land to be developed (Address):	Lot 52 DP 12838 , 154 Plateau Road BILGOLA PLATEAU 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

AMENDED COMMENTS

Amended plans have been submitted with the application including and not limited to an amended Arborist report (L&Co Ref:L&Co25006, September 2025), Plans Master set (ERA Architects Rev B, August 2025) and Landscape plan (Topos Landscape Revision D, September 2025).

While it is acknowledged that amended plans have been submitted to address previous comments, the total removal of trees proposed remains uncertain as there are discrepancies between and within the submitted reports. However, as indicated in the Landscape Referral response, Council can be satisfied that trees shown to be retained in the submitted landscape report will be retained if the recommended tree protection measures are in place before and during construction works take place.

The removal of prescribed trees 1, 2, 3, 4, 11 and 25 is justified by the impacts of the proposed works with the removal of tree 12 having been approved under a separate tree removal application. The Amended landscape plan has only indicated the location of two native trees for replacement and recommended species that would not necessarily develop the same habitat features (hollows) over time. Therefore, tree replacement shall be conditioned to include additional trees and species belonging to PCT 3592 Sydney Coastal Enriched Sandstone Forest.

The final landscaping will need to consist of 60% locally native species (excluding hybrid and cultivar species) and not include any environmental weeds.

The development is designed, sited and will be managed to avoid any significant adverse environmental impact.

ORIGINAL COMMENTS

Council's Biodiversity Referrals team have assessed the Development Application for compliance against the following applicable provisions:

- Pittwater LEP 2014 cl. 7.6 Biodiversity Protection
- Pittwater 21 DCP cl. B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor

Council's Landscape Referrals team have identified issues with proposed tree removal within the site, those of which are supported in regards to Biodiversity below:

- Removal of Tree 2 is not required as it is not within the development footprint, rather it is in an area proposed for soft landscaping and as such should be retained.
- Tree 9 and Tree 10 are unable to be retained due to excavation and construction of retaining walls and terrace to the Cabana. As these trees are native prescribed trees, the proposed works within this area are to be amended to ensure their retention, as suggested by Landscape.
- Tree 7 (native prescribed tree) is identified as retained in the Tree Assessment Schedule, however is not identified on the Tree Protection Plan, and rather is identified for removal in the Impact Assessment Plan within the Arborist report. This is to be amended.
- If not required for removal, as indicated in the Arborist Report, Trees 13, 14, 16, and 17 are to be retained as they are native prescribed trees and contribute to the biodiversity on site.

There are inconsistencies within the Arborist report, and between the Arborist Report and the Master plans and as such documentation should be amended for consistency.

Upon receiving amended reports as required, Biodiversity will recommence assessment of the application. The application should retain as many native prescribed trees as possible for compliance with P21 B4.4.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Pre-clearance Survey

Any habitat for native wildlife (including tree hollows) approved for removal is to be inspected for native wildlife prior to its removal. If native wildlife is found within habitat to be removed, a licensed wildlife rescue and rehabilitation organisation must be contacted for advice.

Any incidents in which native wildlife are injured or killed as a result of works are to be recorded, in addition to details of any action taken in response.

Written evidence of compliance (including records of inspections and any wildlife incidents) is to be provided to the Principal Certifier prior to any Occupation Certificate.

Reason: To protect native wildlife.

Wildlife Protection

If construction activity associated with this development results in injury or displacement of a native

mammal, bird, reptile or amphibian, a licensed wildlife rescue and rehabilitation organisation must be contacted for advice.

Reason: To protect native wildlife.

Protection of Habitat Features

All natural landscape features, including any rock outcrops, native vegetation and/or watercourses, are to remain undisturbed during the construction works, except where affected by necessary works detailed on approved plans.

Reason: To protect wildlife habitat.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Native Landscaping

Any new landscaping is to incorporate a minimum 60% locally native vegetation species as a proportion of the total number of plants. Locally native species are to be consistent with PCT 3952 Sydney Coastal Enriched Sandstone Forest and/or the the relevant section of the Native Planting Guide available on Council's website..

Details demonstrating compliance are to be provided to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To ensure compliance with the requirement to retain and protect native planting on the site.

Replacement of Canopy Trees

At least 5 locally native canopy trees are to be planted on the site to replace protected trees approved for removal. Species are to have a minimum mature height of 8.5m and be consistent with the Native Planting Guide available on Council's website and/or PCT 3592 Coastal Enriched Sandstone Forest.

Tree plantings are to be retained for the life of the development and/or for their safe natural life. Trees that die or are removed must be replaced with another locally native canopy tree.

Replacement plantings are to be certified as being completed in accordance with these conditions of consent by a qualified landscape architect, and details submitted to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To establish appropriate native landscaping.

No Weeds Imported On To The Site

No Priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan) are to be imported on to the site prior to or during construction works.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To reduce the risk of site works contributing to spread of Priority and environmental weeds.

Priority Weed Removal and Management

All Priority weeds (as specified in the Northern Beaches Local Weed Management Plan) within the development footprint are to be removed using an appropriate control method.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To reduce the risk of site works contributing to spread of Priority weeds.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Control of Domestic Dogs/Cats

Domestic dogs and cats are to be kept from entering wildlife habitat areas at all times.

Dogs and cats are to be kept in an enclosed area and/or inside the dwelling, or on a leash such that they cannot enter areas of wildlife habitat, bushland or foreshore unrestrained, on the site or on surrounding properties or reserves.

Reason: To protect native wildlife and habitat.