

Natural Environment Referral Response - Biodiversity

Application Number:	DA2025/0539
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	01/07/2025
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

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 unsupported.

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

Recommended Natural Environment Conditions:

Nil.