

Natural Environment Referral Response - Biodiversity

Application Number:	DA2025/1552
Proposed Development:	Construction of a dwelling house including swimming pool, garage and associated works
Date:	17/11/2025
Responsible Officer	Brittany Harrison
Land to be developed (Address):	Lot 2 DP 1022509 , 3 A Beach Road 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 comments in this referral relate to the following applicable controls and provisions:

- Pittwater LEP Clause 7.6 Biodiversity Protection
- Pittwater DCP Clause B4.3 Flora and Fauna Habitat Enhancement Category 2 Land
- Planning for Bushfire Protection 2019

The proposal would take place in a vacant lot that has undergone historical clearing and is currently heavily vegetated after being unmanaged. Therefore, it is acknowledged that some level of clearing will need to take place for any new dwelling. An inspection undertaken on 12/11/2025 revealed that although the lot has a number of native canopy trees present, no habitat values such as hollows or possum dreys were found on site. Further to this, the understory and groundcovers are mainly comprised by small patches of native vegetation with the majority of areas covered by high threat weeds such as *Parietaria judaica* and *Rumex sagitata*.

The submitted arborist report assessed the condition of a total of 41 trees and recommended the removal of 33 prescribed trees including Trees 1 through to 25, 28, 29, 30, 31, 33, 34 and 38. Further to these removals, the application is also proposing the removal of trees 26, 27 and 32 which are considered exempt. Therefore, the proposal would require the removal of a total of 36 trees out of 38 trees found on site (with an additional 3 trees assessed being found on neighbouring properties).

The submitted landscaping planting schedule has included a total of 21 trees to be planted resulting in a tree loss of 40%. In addition, the proposed planting mix is non-conclusive as numbers of trees to be planted by species are not definitive and a range of species that are not locally native are considered in the proposal. Amendments are required to determine the final composition of trees, shrubs and groundcovers to be included noting that PDCP B4.3 requires that at least 60% of species are locally native as per species listed in the Native Planting guide available on Council's website: [chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://files-preprod-d9.northernbeaches.nsw.gov.au/nbc-prod-files/documents/general-information/native-plant-profiles/pittwaternativegardeningbooklet.pdf](https://files-preprod-d9.northernbeaches.nsw.gov.au/nbc-prod-files/documents/general-information/native-plant-profiles/pittwaternativegardeningbooklet.pdf)

1763336063. Given that the large majority of trees proposed for removal are prescribed locally native species, the landscape plan will need to be amended to include only locally native tree species as well as comply with the 60% locally native species component of PDCP B4.3 and the objectives of LEP 7.6.

In conclusion the proposed development would take place in a lot that has been the subject of significant disturbance, it is considered that amendments to the landscaping planting schedule are necessary to better address the outcomes of the applicable biodiversity controls. In the first instance, the tree removals are considered excessive subject to adequate tree replacement plantings being proposed. Therefore, the Biodiversity referral will recommence upon receipt of an amended landscape plan that is consistent with the aims of LEP 7.6 and PDCP B4.3.

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.