

Natural Environment Referral Response - Biodiversity

Application Number:	DA2025/0150
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool
Date:	03/03/2025
Responsible Officer	Anaiis Sarkissian
Land to be developed (Address):	Lot 19 DP 8698 , 77 Central Road AVALON BEACH 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

The comments in this referral relate to the following applicable controls and provisions:

- Pittwater LEP Clause 7.6 Biodiversity Protection
- Pittwater DCP Clause B4.6 Wildlife Corridors

The proposal has been submitted with an arboricultural impact assessment that has concluded that a total of 5 trees would need to be removed for the proposed works to take place. The removal of trees 8, 9, 11 and 12 is not objected to on the basis that these are exempt species and/or are also identified as weeds under the Biosecurity Act 2015. However, the removal of tree 7 which is a prescribed tree found on Council's road reserve is objected to on the grounds of alternative solutions being available to allow for its retention as established in the Landscape Referral.

Furthermore, the application has been submitted with a Planting Landscaping Schedule which has included exempt species identified as weeds in the Northern Beaches (i.e. Cupaniopsis) and will need to be amended to ensure compliance with PDGP B4.6 where: "Development shall ensure that at least 60% of any new planting incorporates native vegetation (as per species listed in Native Plants for Your Garden available on the Pittwater Council website). Landscaping is to be outside areas of existing bushland and not include environmental weeds."

The Biodiversity Referral will recommence upon receipt of amended plans and documentation.

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.