

Natural Environment Referral Response - Biodiversity

Application Number:	DA2021/2232
Date:	08/12/2021
Responsible Officer	Adam Mitchell
Land to be developed (Address):	Lot B DP 416603 , 1851 Pittwater Road BAYVIEW NSW 2104

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 application seeks approval for the demolition of the existing single dwelling and construction of new one and two storey attached residences with external works and landscaping.

Council's Natural Environment Unit - Biodiversity referral team have reviewed the application for consistency against the relevant environmental legislation and controls, including:

Biodiversity Conservation Act 2016 (BC Act)
Biodiversity Conservation Regulation 2017
Pittwater Local Environmental Plan (PLEP)

- 7.6 Biodiversity Protection

Pittwater Development Control Plan (PDCP)

- B4.6 Wildlife Corridors

The rear (east) of the site is located within the Department of Planning, Industry and Environment's (DPIE) Biodiversity Values mapping: <https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap>

Any removal of native vegetation from within mapped areas will trigger the Biodiversity Offset Scheme (BOS).

No objection is raised by Council's Natural Environment Unit - Biodiversity with regard to the proposed

removal of exotic trees (T. 10, 23 & 24), however Tree 25 (*Corymbia maculata*) is a native species, the removal of which requires assessment under the Biodiversity Assessment Methodology 2020 as it is situated within DPIE's Biodiversity Values mapping.

The applicant is encouraged to redesign in order to retain Tree 25, or must alternatively submit a Biodiversity Development Assessment Report (BDAR) prepared by an Accredited Assessor:
<https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor>

On receipt of updated designs providing for retention of Tree 25 and all other native vegetation, otherwise the submission of the required BDAR, Council's Natural Environment Unit - Biodiversity can reassess the application.

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.