

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/1679
Proposed Development:	Alterations and additions to a dwelling house
Date:	05/12/2023
Responsible Officer	Nick Keeler
Land to be developed (Address):	Lot 315 DP 16327 , 179 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 biodiversity related provisions:

- Pittwater LEP 2014 cl. 7.6 Biodiversity Protection
- Pittwater 21 DCP cl. B4.6 Wildlife Corridors

The Development Application seeks consent for Alterations and additions to a dwelling house.

Submitted documentation identifies that one (1) tree will require removal as stated in the Statement of Environmental Effects (Canopy Design November 2023) and displayed on the Master Plans (Canopy Designs November 2023). The SEE also makes mention of an Arboricultural Impact Assessment, which does not appear to have been submitted with the application. Justification for the removal of the tree and assessment of the health of the tree by the Arborist is required.

Upon submission of the Arborist Report, Council's Biodiversity referrals team will recommence assessment of 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.