

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/1042
Proposed Development:	Proposed Alterations and additions to existing building for use as a home business, and proposed construction of new dwelling, detached shed, tennis court, swimming pool, cabana and vehicle access driveway.
Date:	18/09/2023
Responsible Officer	Megan Surtees
Land to be developed (Address):	Lot 182 DP 752017 , 56 Cooyong Road TERREY HILLS NSW 2084

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

Updated Comments - 18/09/2023

An amended Landscape Plan (Belinda Pekert Landscape Designs 5th September 2023) has been submitted and is supported.

Should the applicant wish to retain Tree 13, the Arborist Report is to be amended noting the retention of the tree (see 5.2.3 of the Arborist Report). Upon receipt of the amended Report, Council's Biodiversity Referrals team will recommence assessment.

Original Comments - 22/08/2023

Council's Biodiversity referrals team have assessed the Development Application for compliance against the following applicable provisions:

- Biodiversity Conservation Act 2016 (BC Act)
- Biodiversity Conservation Regulation 2017 (BC Reg)
- Warringah DCP cl. E2 Prescribed Vegetation
- Warringah DCP cl. E6 Retaining Unique Environmental Features

The Development Application seeks consent for alterations and additions to existing building for use as a home business, and proposed construction of new dwelling, detached shed, tennis court, swimming pool, cabana and vehicle access driveway.

Portions of the site are identified on the Department of Planning and Environment's Biodiversity Values Map (BV Map). Under the NSW Biodiversity Conservation Act 2016, any removal of native vegetation from within mapped areas will trigger the Biodiversity Offsets Scheme (BOS) and the requirement for a Biodiversity Development Assessment Report (BDAR).

The Arboricultural Impact Assessment (Blues Brothers Arboriculture 2023) has identified that seven (7) trees are proposed for removal including exempt species Tree 8 (4 x *Lagerstroemia indica*), Tree 15 (*Cinnamomum camphora*), and 1 x Mulberry tree.

Tree 13 (*Angophora costata*) is a prescribed tree and is located within the BV map. As such the removal of this tree will trigger the BOS and subsequently the requirement for a BDAR to be submitted with the application.

A Landscape Plan (Belinda Pekert Landscape Designs 2023) has been prepared to accompany the development application. Any planting within the BV Mapped area is to be comprised of locally native species as selected from Council's Native Planting Guide which is available on Council's Website (<https://www.northernbeaches.nsw.gov.au/environment/native-plants/native-planting-guide/narrabeen-ward>). The landscape plan is to be amended to reflect these comments and conditions.

On receipt of a BDAR 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.