

Natural Environment Referral Response - Biodiversity

Application Number:	DA2025/0431
Proposed Development:	Construction of a secondary dwelling
Date:	26/05/2025
Responsible Officer	Anaiis Sarkissian
Land to be developed (Address):	Lot 113 DP 12838 , 282 Lower 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

The Landscape Referral is noted which has requested that a non-destructive tree root investigations are required before any determination of the proposed development. The SEE is also to address the objectives and controls of Pittwater LEP cl.7.6 Biodiversity and Pittwater 21 DCP Control B4.4 which apply to the site.

Once the level of impact to trees is confirmed the referral can re-commence. While the direct impact to Tree 2 is noted, the avoidance of impacts to all other trees is recommended in order to comply with the biodiversity related controls.

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.