

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2024/0104
Proposed Development:	Modification of Development Consent DA2023/0374 granted for Construction of a studio and car parking structure
Date:	04/06/2024
Responsible Officer	Dean Pattalis
Land to be developed (Address):	Lot 4B DP 361236 , 18 The Serpentine BILGOLA BEACH NSW 2107 Lot 4A DP 361236 , 20 The Serpentine BILGOLA BEACH NSW 2107 Lot 5 DP 13497 , 20 The Serpentine BILGOLA 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

AMENDED COMMENTS

Amended plans and documents including an amended Arboricultural Impact Assessment have been submitted with the application. The plans indicate that no additional impacts to trees and vegetation within the property boundary would take place and therefore no additional biodiversity conditions are recommended. Comments in relation to impacts to trees on the Road Reserve are deferred to the Landscape Referral team.

The development is designed, sited and will be managed to avoid any significant adverse environmental impact.

ORIGINAL COMMENTS

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

- SEPP (Resilience and Hazards) 2021 - Development within the coastal environment
- Planning for Bushfire Protection 2019
- Pittwater LEP 2014 - Part 7.6 Biodiversity Protection
- Pittwater 21 DCP - Clause B4.17 Littoral Rainforest - Endangered Ecological Community

The proposed modifications are the result of a reduction in scale of the original development set out in DA2023/0374. The proposed modifications will allow the retention of three trees originally proposed for removal but will require the removal of another 3 trees originally set out to be retained. As the trees proposed for removal are found outside of the property boundary this matter is deferred to the Landscape referral team.

The proposed landscape plan has included tree replacements for the prescribed trees being removed and no additional biodiversity conditions are recommended.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.