

17 July 2024

General Manager
Northern Beaches Council
725 Pittwater Road,
Dee Why NSW 2099

Attn: Anaiis Sarkissian

**Re: Request for Information
DA2024/0627 – Alterations and additions to a dwelling house including a carport
23 Grandview Drive, Newport**

Dear Anaiis,

Reference is made to your letter dated 12 June 2024, requesting additional information as requested by Councils biodiversity and landscape officers. As you are aware, various correspondence has been provided, with it my understanding that a BDAR assessment is not required based on revised architectural plans. On this basis, the following has been revised and is supported as additional information to the application:

- Revised Architectural Plans prepared by Action Plans dated 17 July 2024
- Revised Arboricultural Impact Assessment prepared by Hugh the Arborist dated 17 July 2024
- Revised BASIX Certificate prepared by Action Plans dated 17 July 2024.

Biodiversity and Landscape

Portions of the site are identified on the Department of Climate Change, Energy, the Environment and Water (DCCEEW) 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).

As tree removal in the BV Map is being proposed, a BDAR will have to be prepared by an accredited assessor and submitted with the application and the Statement of Environmental Effects will have to be amended to address the Biodiversity Conservation Act 2016.

Comment: It is understood that discussions have been held between the owners and Councils biodiversity team. On the basis of the revised architectural plans which allow for the retention of Trees 13 and 14 (previously proposed for removal), the proposal does not require a BDAR report to support the application.

Biodiversity Conservation Act 2016 No 63

Introduced in 2017, the Biodiversity Conservation Act 2016 (BC Act) was to “establish a framework to avoid, minimise and offset the impacts of proposed development and land use change on biodiversity”.

Supporting the BC Act are the Biodiversity Conservation Regulation 2017, the Biodiversity Assessment Method, the Biodiversity Offset Scheme (BOS), threatened flora and fauna species lists and definitions of Endangered Ecological Communities.

NSW Biodiversity Conservation Act 2016 establishes a legal framework to avoid, minimise and offset the impacts of proposed development and land use change on biodiversity. Supporting the BC Act are the Biodiversity Conservation Regulation 2017, the Biodiversity Assessment Method 2020, the Biodiversity Offset Scheme (BOS),

threatened flora and fauna species lists, the 5-part Test of Significance, the threshold test, definitions of Endangered Ecological Communities, AOBV, SAI and Prescribed Impacts.

Based on the revised architectural plans and discussions with Councils biodiversity officer, it is understood that subject to the retention of the trees, in particular Trees 13 and 14, a BDAR report is not required.

On this basis, the revised documentation addresses the matters raised within the request for information letter dated 12 June 2024, and the application can proceed to determination.

Should you require any further clarification of the above, please do not hesitate to contact me on 0425232018.

Kind Regards

Mathew Quattroville

Director

Four Towns Pty Ltd