

Natural Environment Referral Response - Biodiversity

Application Number:	DA2025/0044
Proposed Development:	Construction of a dwelling house
Date:	07/03/2025
Responsible Officer	Thomas Prosser
Land to be developed (Address):	Lot 1 DP 1271591 , 32 Bellara Avenue NORTH NARRABEEN NSW 2101

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 provisions:

- NSW Biodiversity Conservation Act 2016
- NSW Biodiversity Conservation Act 2017
- Pittwater LEP 2014 cl. &6 Biodiversity Protection
- Pittwater 21 DCP cl. B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor

Portions of the site are identified on the NSW Governments 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).

A BDAR prepared by East Coast Ecology (January 2025) has been submitted with the application. The BDAR confirms the presence of PCT 3592: Sydney Coastal Enriched Sandstone Forest, and that the proposal would include the clearing of 0.03 hectares of PCT 3592, including the removal of a total of 10 native trees as identified by the Arboricultural report prepared by Joanne Willis (July 2024).

The Subject Land as outlined within the BDAR has excluded areas that were approved under a previous application (Class 1 Proceedings No. 2018/00391777). However, upon review of the consent documentation for DA2018/1335, the dwelling and driveway were not approved as part of the subdivision application as per Consent Condition 4 No Consent for Dwelling House. As such, the

house and driveway areas should be included in the BDAR area and calculated for offsets.

Furthermore, there appears to be some confusion with regards to the species polygon for Swift Parrot. The BDAR states that "The species polygon for Swift Parrot should align with native vegetation within the Subject Land that is on the Important Habitat Areas Map. All areas of native vegetation (PCT 3592) within the Subject Land have been mapped in the species polygon for Swift Parrot. A total of <0.01ha of habitat was mapped". In contrast, the area of offsets calculated for native vegetation within the site is calculated at 0.03ha. It appears that the species polygon for Swift Parrot should align with the native vegetation area (0.03ha). If this is not the case, further justification is required to be included in the BDAR for clarity.

The Landscape Plan (Peta Gilliland Landscape Design, February 2024) is to be amended to reflect the specifications outlined in B8 of Table 18 of the BDAR. This includes the requirement for a 1:1 replacement ratio for trees proposed for removal, selected from a combination of *Corymbia gummifera*, *Eucalyptus piperita* and *Angophora costata*. As such, the landscape plan is to include 10 native canopy trees.

Upon receiving the amended BDAR and Landscape Plan, 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.