

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/0511
Proposed Development:	Demolition of existing structures, removal of trees and subdivision of one lot into three lots.
Date:	25/05/2023
Responsible Officer	Nick Keeler
Land to be developed (Address):	Lot 5 DP 222134 , 337 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 proposal seeks approval for the demolition of existing structures, removal of trees and subdivision of one lot into three lots.

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

- Pittwater LEP 2014 - Part 7.6 Biodiversity Protection
- Pittwater 21 DCP - Clause B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor

The proposal has been submitted with an Arboricultural Impact Assessment with the resulting assessment of a total of 287 trees. The report has recommended the removal of a total of 93 trees with a total of 26 prescribed trees being proposed for removal and a total of 67 trees being exempt under current Tree removal exemptions.

No Flora and Fauna Assessment report has been submitted with the application as per the Biodiversity Requirements for Development Applications: <https://files-preprod-d9.northernbeaches.nsw.gov.au/nbc-prod-files/documents/general-information/environmental-and-community-protections/biodiversity-requirements-development-applications.pdf>.

Therefore, the Biodiversity referral of the application will continue upon reception of an Flora and Fauna Assessment prepared by a suitably qualified ecologist. The ecologist will have to submit the relevant information and confirm whether the proposed development triggers the thresholds for entry into the Biodiversity Offsets Scheme.

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.