

Natural Environment Referral Response - Biodiversity

Application Number:	DA2021/2490
Date:	20/01/2022
Responsible Officer	Thomas Prosser
Land to be developed (Address):	Lot 2 DP 1214257 , 34 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

Council's Natural Environment Unit - Biodiversity referral team have reviewed the application for consistency against the relevant environmental legislation and controls, including:

Biodiversity Conservation Act 2016 (BC Act)

Biodiversity Conservation Regulation 2017

State Environmental Planning Policy (Coastal Management) 2018

- 11 Development on land in proximity to coastal wetlands or littoral rainforest

Pittwater Local Environmental Plan (PLEP)

- 7.6 Biodiversity Protection

Pittwater Development Control Plan (PDCP)

- B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor

The potential impact to prescribed trees and native vegetation within the front setback has been highlighted by others, and an Arborist Report and Landscape Plan requested.

The applicant must address the objectives and requirements of the above controls, including inclusion of any requirements into the requested Landscape Plan. While the Coastal SEPP has been identified in the SEE submitted, the site is mapped as being in proximity to Littoral Rainforest rather than a Coastal Wetland. The SEE is to be amended to reflect this, and provide information in relation to the significance of potential impacts of the proposal.

While the potential impacts to the biodiversity values of the site that may result from the proposed dwelling are generally low, uncertainty remains regarding the driveway crossing. Therefore the proposal will be re-assessed following provision of the additional information contained within the SEE, Arborist and Landscape Plans

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.