

Natural Environment Referral Response - Biodiversity

Application Number:	DA2022/1987
Proposed Development:	Construction of a dwelling house
Date:	06/01/2023
Responsible Officer	Dean Pattalis
Land to be developed (Address):	Lot 128 DP 221639 , 61 Loombah Street 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 has been assessed against the following provisions:

- NSW Biodiversity Conservation Act 2016
- Pittwater LEP 2014 - Clause 7.6 Biodiversity Protection
- Pittwater 21 DCP - Clause B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community

Portions of the site are identified on the Department of Planning and Environment's Biodiversity Values Map (BV Map) and have been mapped as Pittwater Spotted Gum Forest (PSGF). The BV Map review submitted with the proposal is noted.

The proposal will require the removal of at least 12 locally native trees:

- Tree 3 (*Angophora costata*)
- Trees 5, 7, 17, 19, 20, 21, 30 (*Allocasuarina torulosa*)
- Tree 6 (*Corymbia gummifera*)
- Tree 14 (*Banksia serrata*)
- Tree 22 (*Ceratopetalum* sp.)

Pittwater DCP Clause B4.7 (Pittwater Spotted Gum Forest Endangered Ecological Community) requires proposals which will result in the removal of more than 5 locally native trees to be accompanied by an ecological/biodiversity impact assessment report (also known as a Flora and Fauna Assessment). Given the level of impacts proposed, the high biodiversity value of this vacant lot

(including the presence of good quality Pittwater Spotted Gum Forest Endangered Ecological Community), and its importance for biodiversity corridor connectivity with the adjoining reserve, formal ecological assessment of the proposal is required.

Guidelines on the preparation of a Flora and Fauna Assessment Report are available on Council's website.

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.