

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/0504
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool, carport and garage
Date:	22/05/2023
Responsible Officer	Stephanie Gelder
Land to be developed (Address):	Lot 2 DP 546543 , 34 The Serpentine BILGOLA BEACH 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 alterations and additions to a single dwelling including a swimming pool, carport and garage.

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

- SEPP (Resilience and Hazards) 2021 - Coastal Use Area
- Pittwater 21 DCP - Clause B4.3 Flora and Fauna Habitat Enhancement Category 2 Land

The proposal has been submitted with an accompanying Arboricultural Impact Assessment which has recommended the removal of 4 high value Norfolk island pines (*Araucaria heterophylla*) - Trees 5, 7, 8 and 9.

No landscaping plan has been submitted to compensate for the removal of prescribed trees and therefore, the application can not be considered compliant with applicable PCDP controls as "Development shall not result in a significant onsite loss of canopy cover". While not locally native, the trees are of high value and would provide fauna habitat, and in addition Council's Landscape Referral team also recommend an alternate design in order to retain the identified trees.

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.