

Natural Environment Referral Response - Biodiversity

Application Number:	DA2025/1570
Proposed Development:	Construction of a dwelling house including swimming pool
Date:	13/11/2025
Responsible Officer	Anne-Marie Young
Land to be developed (Address):	Lot 117 DP 12838 , 290 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 comments in this referral relate to the following applicable controls and provisions:

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

The proposal would take place on a bushland block which has not been previously cleared for development, it is therefore acknowledged that some level of clearing will need to take place for any development to take place.

The application has been submitted with an Arboricultural Impact Assessment that has assessed the condition of a total of 62 trees, including 10 trees which are found outside of the property boundary. A total of 24 trees are proposed for removal due to unacceptable impacts from the development (13, 14, 15, 17, 24, 25, 26, 27, 30, 31, 32, 33, 34, 35, 37, 38, 44, 45, 51, 52, 58, 59, 60 and 62). This would result in approximately 40% of the trees on site being removed. Nonetheless, discrepancies have been identified in the supplied documentation with tree numbering differing in the submitted arborist report and the submitted survey. Impacts to trees 3, 7, 8, 9, 12, 16, 21, 22, 23, 36, 39, 40, 42, 48, 49, 50, 53, 54, 55, 56 and 61 have not been addressed.

A landscape plan has been submitted with the application and includes a range of native and exotic species including 7 native trees and 5 exotic trees. Further to this a number of shrubs and groundcovers are included and will need to be revised to ensure compliance with the requirements of PDOP B4.4 where at least 60% of species are required to be consistent with the Sandstone Crests species list available on Council's website: [chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://files-preprod-d9.northernbeaches.nsw.gov.au/nbc-prod-files/documents/general-information/native-plant-profiles/pittwaternativegardeningbooklet.pdf?1762904285](https://files-preprod-d9.northernbeaches.nsw.gov.au/nbc-prod-files/documents/general-information/native-plant-profiles/pittwaternativegardeningbooklet.pdf?1762904285)

Additionally a Flora and Fauna Assessment will need to be prepared and submitted with the application

to ensure that no threatened species are present within the site and confirm whether any habitat values are being impacted by the proposed development. The report should also consider avoidance and minimisation mitigation measures to reduce the impact of the proposed development (for example reviewing the landscape planting schedule for improved ecological outcomes). The requirements for the Flora and Fauna Assessment can also be found on Council's website: [chrome-extension://efaidnbmnnnibpcajpcgclclefindmkaj/https://files-preprod-d9.northernbeaches.nsw.gov.au/nbc-prod-files/media/files/2025-02/Biodiversity%20Requirements%20for%20Development%20Applications%20-%202024.pdf?1762913541](https://files-preprod-d9.northernbeaches.nsw.gov.au/nbc-prod-files/media/files/2025-02/Biodiversity%20Requirements%20for%20Development%20Applications%20-%202024.pdf?1762913541)

A number of matters need to be addressed before the application can be supported:

- The number of trees impacted by the proposal needs to be clarified given the non-continuous numbering in the submitted arborist report.
- It is acknowledged that some level of tree loss will take place as the development would take place in a bushland block. However, the level of tree clearing proposed is inconsistent with the applicable controls. The proposal would require the removal of at least 24 trees of which 22 are prescribed and is only proposing the replacement of 7 native trees, this would result in a significant loss of canopy trees which is inconsistent with the requirements of PDCP B4.4, namely "Development shall result in no significant onsite loss of canopy cover or net loss in native canopy trees.
- A Flora and Fauna Assessment will need to be prepared to assess the ecological impacts of the proposed development and emphasis should be given to the avoidance and minimisation measures taken to reduce the environmental impact of the proposal. If alternative genuine designs have been explored to arrive to the conclusion that the proposal has avoided and minimised impacts these could be included in the report as part of the justification relied on.
- Amended landscape plan considering the impact mitigation measures set out in the Flora and Fauna Assessment and compliance with PDCP B4.4 requirements.

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.