

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0934
Responsible Officer	David Auster
Land to be developed (Address):	Lot 147 DP 22670 Lot 5 DP 22281 , 156 A Elanora Road ELANORA HEIGHTS NSW 2101 Lot 148 DP 22670 , 158 Elanora Road ELANORA HEIGHTS NSW 2101

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 NSW RFS have issued general terms of approval, requiring that the entire site is managed as an Inner Protection Area, and that future dwellings are constructed to BAL 29 (subject to a s88B covenant). While the site does benefit from reduced bush fire hazard adjoining the site (managed vegetation), the approved APZ does not extend beyond the site boundary. The inclusion of the RFS conditions has therefore addressed the concerns raised as part of the biodiversity referral response for the previous subdivision application (DA2019/0586).

The subdivision satisfies the controls in Pittwater 21 Development Control Plan cB4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor. Canopy tree planting requirements for proposed lots B & C will be considered as part of future dwelling applications. Additional planting within existing Lot A is not recommended due to the bush fire risk, while weed control and management is conditioned for the entire site.

Referral Body Recommendation

Recommended for approval, subject to conditions

Recommended Natural Environment Conditions:

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Control of Weeds

Prior to the completion of works, all priority weeds (as listed under the Biosecurity Act 2015) are to be removed/controlled within the subject site using an appropriately registered control method. Information

on weeds of the Northern Beaches can be found at the NSW WeedWise website (<http://weeds.dpi.nsw.gov.au/>). All environmental weeds are to be removed and controlled. Refer to Council website http://www.pittwater.nsw.gov.au/environment/noxious_weeds

Reason: Weed management.

No Planting Environmental Weeds

No environmental weeds are to be planted on the site. Information on weeds of the Northern Beaches can be found at the NSW WeedWise website (<http://weeds.dpi.nsw.gov.au/>).

Reason: Weed management.