

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	Mod2015/0152
<b>Responsible Officer</b>	Luke Perry
<b>Land to be developed (Address):</b>	Lot 12 DP 1197725 , 80 Evans Street FRESHWATER NSW 2096

### 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 proposed modification to the development should not have a significant impact on biodiversity in the area.

Works proposed on Lumsdaine Drive will disturb works previously conducted by Council's Bushland and Biodiversity Team, including works by the community volunteers as part of the Friends of the Bush program. A Site Rehabilitation Plan condition has been placed on these works, as the impact has increased from the original development proposal (originally directionally bored under the slope, now an open excavation 2.5 metres deep with this modification). Draft guidelines have been previously submitted to applicant's engineers on what Council would assess as satisfactory as part of discussions concerning the Road Opening Permit associated with the stormwater works.

The reduction of the roof-top landscaping is disappointing, as it would add a degree of biodiversity and habitat in this Wildlife Corridor. However, this is a matter best referred to the Landscape Officer for comment, as the impact from the modification is will affect amenity more than biodiversity.

### Referral Body Recommendation

Recommended for approval, subject to conditions

### Refusal comments

### Recommended Natural Environment Conditions:

## CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

### **Site Rehabilitation Plan- Vegetation on Council Reserve**

The applicant must submit a Site Rehabilitation Plan for Council approval before undertaking stormwater works on Lumsdaine Drive.

This plan must address how it proposed to control erosion, control weeds in rehabilitated areas and rehabilitate with native vegetation local to this area.

No works are to commence until the applicant has received written approval from the Bushland and Biodiversity Team.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: Environmental Protection, Monitoring and Enhancement. (DACNEC13)