

Natural Environment Referral Response - Biodiversity

Application Number:	DA2024/0131
Proposed Development:	Alterations and additions to a dwelling house
Date:	05/03/2024
Responsible Officer	Brittany Harrison
Land to be developed (Address):	Lot 20 DP 221359 , 70 Nandi Avenue FRENCHS FOREST NSW 2086

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:

- Planning for Bushfire Protection 2019
- Warringah DCP Clause E2 Prescribed Vegetation
- Warringah DCP Clause E4 Wildlife Corridors
- Warringah DCP Clause E6 Retaining unique environmental features

The proposal has been submitted with a bushfire report that has awarded the site a Flame Zone level of risk and recommended that the site be treated as an Inner Protection Area in perpetuity. No objections are raised as no removal of vegetation will be required - the site has been previously cleared in its entirety.

It is noted that a Landscape Plan has been requested in accordance to Warringah DCP requirements. Compliance of the requested Landscape Plan will also have to be assessed by the Bushfire consultant and submitted to RFS for review as part of the referral.

The biodiversity referral will recommence upon reception of amended plans including the proposed landscaping proposal.

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.