

Natural Environment Referral Response - Biodiversity

Application Number:	DA2020/0003
Responsible Officer	Nick Keeler
Land to be developed (Address):	Lot 24 DP 5204 , 50 Cowan Drive COTTAGE POINT NSW 2084

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 Statement of Environmental Effects states that all trees on the site will be maintained as part of the proposed works and no tree removal is part of the application. Further, the bush fire hazard assessment states that the asset protection zone consists of maintained grounds within the subject property, intimating that no native vegetation clearing is required in order to achieve the requirements of an APZ.

Based on this, the development complies with the relevant Warringah DCP 2011 controls including E5 Native Vegetation and the Coastal SEPP Clause 13 Environment Area.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

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.