

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/1381
Date:	02/03/2020
Responsible Officer	Georgia Quinn
Land to be developed (Address):	Lot 166 DP 752046 , 13 Bungendore Street INGLESIDE 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

Council's Natural Environment - Biodiversity section cannot complete this assessment until further information and clarification is provided.

This application was assessed against Pittwater LEP Clause 7.6 Biodiversity and relevant Pittwater DCP B4.1 Flora and Fauna Conservation Category 1 Land and B4.3 Flora and Fauna Habitat Enhancement Category 2 Land. The property also contains native vegetation mapped within the SMCMA V3 mapping project (OEH 2016).

The proposal is for a two-storey farm accommodation building and associated works including the construction of a driveway. The property is identified as bush fire prone land.

The submitted Bush Fire Assessment Report (Roger Fenwick, October 2019) recommends, "*The grounds of the property within 35m of the structure shall in perpetuity be managed as an Inner Protection Area as outlined in S 4.1.3 and Appendix 5 of PBP and the RFS document 'Standards for asset protection zones'.*"

There are native trees and vegetation within 35 metres of the shed footprint which have connecting canopy and some understorey.

Required Information / clarification to be submitted

The bushfire consultant is required to clarify the requirements of establishing and maintaining the proposed APZ to IPA standards in accordance with PBP, and whether any native vegetation or trees within the property would require modification / removal to comply with IPA standards.

If native trees and vegetation require removal / modification:

- An Arborist Report in accordance with Council requirements
- Demonstrate compliance with PLEP cl. 7.6 and PDCP B4.1 and B4.3, including consideration of "no net loss in native canopy trees" and protection of potential threatened species habitat, e.g. rock outcrops, trees and native vegetation

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.