

Natural Environment Referral Response - Biodiversity

Application Number:	DA2024/0521
Proposed Development:	Alterations and additions to a dwelling house including a carport
Date:	25/06/2024
Responsible Officer	Megan Surtees
Land to be developed (Address):	Lot 221 DP 752017 , 308 McCarrs Creek Road TERREY HILLS 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 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 proposed development has been submitted with a Bushfire report that will need to be amended as it is unclear on whether clearing will be required for compliance with the requirements of PBP 2019. The report recommends that the entire site be treated as an Inner Protection Area with the site being awarded a Bushfire Attack Level of BAL 29. Proposed Asset Protection Zones have been provided in Figure 2 of the report. However, alternative solutions requiring clearing beyond the property boundary have been recommended - notably *table 4. Planning for bushfire protection compliance (PBP 2019) Chapter 7 - Infill residential developments on bush fire prone lands*, recommends asset protection zones on the Southern elevation to extend for 16 metres "or to the property boundary, which ever if furthest" (sic.).

Furthermore, the submitted Statement of Environmental Effects confirms that the proposed works will not require the removal of vegetation or trees.

Clarification is required in relation to the necessary clearing for compliance with the recommended bushfire protection measures as no clearing beyond the property boundary will be supported and the

proposed measures within the submitted Bushfire report are contradictory to what has been included in the Statement of Environmental Effects.

The Biodiversity Referral will recommence upon reception of amended documents that are aligned and confirm whether vegetation and tree removal will be required or not.

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.