

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0326
Responsible Officer	Kye Miles
Land to be developed (Address):	Lot 2 DP 504480 , 2 / 0 Spicer Road OXFORD FALLS NSW 2100

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

This application was assessed under Warringah LEP 2000 clauses 56 Retaining unique environmental features and 58 Protection of existing flora..

The proposal is for a new shed located within an already disturbed part of the property. The Bushfire report (Firebird ecoSultants Pty Ltd) states, "*The areas of the site not built on should be managed as an Inner Protection Area (IPA) in accordance with the NSW RFS document 'Standards for Asset Protection Zones' and Appendix 2 of PBP.*". There is an already approved 32m APZ for the existing dwelling. Under the PBP 2006, Council understands, shed's do not require an APZ.

There are native trees within the property and impacts to trees have not been assessed for establishment of any proposed IPA. The sites' vegetation connects to other areas of native vegetation, known to be habitat for threatened flora and fauna.

Council's Natural Environment - Biodiversity section cannot support the application due to insufficient information.

Information required to comply with controls

- Clarification from the Bushfire consultant whether any existing native trees or vegetation are required to be removed/pruned for the installation of a shed (and justification for the IPA if required). If any native trees or vegetation are proposed to be removed or impacted, detailed information must be provided. Depending on the level of impact, this may be in the form of a Tree Removal/Retention plan and schedule prepared by a qualified Arborist, or an assessment report prepared by a qualified Ecologist.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.