

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/1259
Responsible Officer	Thomas Burns
Land to be developed (Address):	Lot 17 DP 224872 , 15 - 16 Mulawa Place FRENCHS FOREST NSW 2086 Lot 18 DP 224872 , 15 - 16 Mulawa Place 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

Council's Natural Environment - Biodiversity section raises no objections to the proposed development, subject to conditions.

This application was assessed against Warringah DCP E2 Prescribed vegetation, E4 Wildlife corridors and E6 Retaining unique environmental features.

The proposal is for alterations and additions including an additional storey on the existing dwelling. The proposal is consistent with biodiversity controls.

Referral Body Recommendation

Recommended for approval, subject to conditions

Recommended Natural Environment Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

No Material Storage within 5m/calculated Tree Protection Zone (TPZ)

No storage of building materials or building waste, excavated fill or topsoil storage is to occur within 5m or the notional TPZ of trees shown on the approved landscape working drawing(s) as being retained or within protective fenced areas. Drainage is to be arranged such that fill, building materials or contaminants are not washed into protective fenced areas.

Reason: To protect and retain trees proposed for retention.