

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2020/0102
<b>Date:</b>	13/05/2020
<b>Responsible Officer</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot 52 DP 1026033 , 79 A Ryan Place BEACON HILL 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

There is insufficient information to assess the proposal.

The following biodiversity controls apply to the subject site:

- Warringah DCP Clause E1 (Preservation of Trees or Bushland Vegetation)
- Warringah DCP Clause E2 (Prescribed Vegetation)
- Warringah DCP Clause E5 (Native Vegetation)
- Warringah DCP Clause E6 (Retaining unique environmental features)

A Bushfire Report (Harris Environmental Consulting, December 2019) has been submitted and recommends bushfire protection measures including establishment of a bushfire asset protection zone (APZ) over the entire property in perpetuity. Establishment of an APZ over the entire property will necessitate the removal of existing native trees and understory vegetation of the Coastal Sandstone Gully Forest community (as identified under the NSW Department of Planning Industry and Environment's 'Native Vegetation of the Sydney Metropolitan Area' mapping).

The submitted documentation states that no trees are proposed to be removed to facilitate the change of use. However, establishment of an APZ to achieve a Bushfire Attack Level (BAL) of 29 for the existing cabin will result in a degree of impact to native trees and vegetation which has not been quantified. Furthermore, it is noted that concurrence of the RFS has not been granted for the recommendations of the bushfire report. The magnitude of potential impacts arising from any APZ is therefore unclear and the proposal's compliance with applicable controls cannot be determined.

In order to achieve compliance with the controls and address assessment requirements, it is recommended that the applicant consider measures to quantify and ideally reduce impacts to native vegetation arising from any bushfire protection measures (e.g. via improved BAL of the cabin through

performance-based measures), in addition to seeking to progress assessment by the RFS.

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.