

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2014/0147
Responsible Officer	David Auster
Land to be developed (Address):	Lot 170 DP 752038 , 170 / 0 Morgan Road BELROSE NSW 2085

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 impacts on drainage regimes.

Officer comments

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Natural Environment Conditions:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Protection of Bushland Fencing

To protect bushland from encroachment, the property boundary must be surveyed and a permanent boundary fence installed along the north and east boundary.

The fence shall conform to the specification for bush protection fencing consisting of 1150mm high galvanised hinge joint fencing (8/115/30) (Stocktite or similar) fixed to fence with 3x strands 3.15mm galvanised fencing wire. Posts are to be capped, 50mm round galvanised pipe at 3m centres. End posts are to be stayed with galvanised pipe stay every 15m. Inline stays are to be fixed to 50mm post. Posts are to be concreted into the ground.

Alternative fencing design options must be approved by Council in writing.

Details demonstrating compliance is to be submitted to the Principal Certifying Authority.

Reason: Bushland Protection. (DACNED02)