

Natural Environment Referral Response - Biodiversity

Application Number:	DA2021/0511
Date:	19/05/2021
Responsible Officer	Jordan Davies
Land to be developed (Address):	Lot 392 DP 752017 , 1 Bibbenluke Avenue DUFFYS FOREST 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

Council's Bushland and Biodiversity referral team have reviewed the application for consistency against the relevant environmental legislation and controls, including:

Biodiversity Conservation Act 2016 (BC Act) Warringah Development Control Plan (WDCP)

- Clause E1 Preservation of Trees or Bushland Vegetation
- Clause E2 Prescribed Vegetation
- Clause E6 Retaining unique environmental features

The application seeks to subdivide a single lot into two lots. The application also seeks to establish an Asset Protection Zone (APZ) to the standards of an Inner Protection Zone (IPA) over the entirety of the site. Council's Biodiversity Officer inspected the site to establish the extent of existing native vegetation, and found that an APZ could be established largely by clearing only exotic and non-locally indigenous native vegetation. Subject to conditions the Bushland and Biodiversity referral team find the application to be consistent against relevant environmental controls.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Dead or Injured Wildlife

If construction activity associated with this development results in injury or death of a native mammal, bird, reptile or amphibian, a registered wildlife rescue and rehabilitation organisation must be contacted for advice.

Reason: To protect native wildlife.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

No Weeds Imported On To The Site

No Priority or environmental weeds are to be imported on to the site prior to or during construction works.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to issue of any Occupation Certificate.

Reason: To reduce the risk of site works contributing to spread of Priority and environmental weeds.

CONDITIONS THAT MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF ANY STRATA SUBDIVISION OR SUBDIVISION CERTIFICATE

No Clearing of Vegetation

Unless otherwise exempt or approved within this consent, no native vegetation is to be cleared prior to issue of a Subdivision Works Certificate.

Where possible, Asset Protection Zones must be maintained by clearing exotic vegetation, or exempt native vegetation in preference, followed by non-locally indigenous native vegetation.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to issue of Subdivision Works Certificate.

Reason: To protect native vegetation in accordance with relevant Natural Environment LEP/DCP controls.