

# development applications



## trees, bushland + bushfire



*Hornsby Shire Council is the 'Bushland Shire'. Preserving the biodiversity of the area is critical in ensuring the survival of the ecosystems which exist in and around our properties. The complete assessment of Development Applications encompasses tree preservation, bushland (including threatened species) and bushfire protection to ensure developments are sensitive to environmental constraints.*

### ◇ tree preservation

Any tree in the Shire (excluding height & species exemptions) is covered by Council's Tree Preservation Order. Tree preservation is required to be assessed in all Development Applications submitted to Council.

To properly assess the application, an accurate site plan is to be provided to Council showing:

1. the location of existing trees within 10 metres of the proposed development (including trees within adjoining sites);
2. the canopy diameters;
3. the trunk diameters (plotted to scale);
4. tree numbering referenced to a table providing details of species and an assessment of condition;
5. any areas with existing native vegetation either in good or degraded condition including its classification (i.e. woodland, open forest etc.);
6. any adjacent bushland, and
7. an overlay of the proposed development including building envelopes, driveways, parking spaces, drainage lines, easements and substantial excavation or land filling for any other reason.

Please contact Council's Parks & Landscape Team on 9847 6853 or visit [www.hornsby.nsw.gov.au](http://www.hornsby.nsw.gov.au) for further information.

*Note: If a proposed development site contains, is adjacent to, or proposes the removal of native vegetation or habitats, Council requires a Threatened Species Report to be submitted. This report is to be prepared by a suitably qualified and experienced environmental consultant. Please contact Council on 9847 6832 for further information.*



### ◇ bushland & threatened species

A Flora and Fauna Report may be required to address one or more of the following aspects if the proposed development site contains, is adjacent to or proposes the removal of native vegetation or habitat in accordance with section 79C (1) of the *Environmental Planning & Assessment Act 1979 (EPAA)*.

#### 1. Assessment of significance 7 part test (section 5A of the EPAA)

The report must address whether the proposed development is likely to have a significant effect on threatened species, populations, ecological communities or their habitat as listed under the *Threatened Species Conservation Act 1995*.

*Note: If a significant effect is likely, a Species Impact Statement (SIS) may be required.*

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## 2. State Environmental Planning Policy No. 19 - Urban Bushland

This applies to land containing or adjoining bushland zoned or reserved for public open space purposes. The application is to consider the need to retain any bushland on the land, and/or assess or mitigate the effects of the proposed development on bushland zoned or reserved for public open space purposes.

## 3. State Environmental Planning Policy No. 44 - Koala Habitat

An assessment of the impacts on potential or core koala habitat, as defined in the Policy, is required for all sites over 1 hectare in size.

## 4. Sydney Regional Environmental Plan (SREP) No. 20 - Hawkesbury Nepean River

This plan must be considered for any application lodged for lands within the Hawkesbury-Nepean catchment which, in Hornsby Shire, include the catchments of Berowra Creek, Marramarra Creek, Colah Creek and Cowan Creek.

## 5. Bushland Management Plan

This plan must be prepared for all sites which contain remnant ecological communities or threatened species habitats as listed under the *Threatened Species Conservation Act 1995*, or which contain significant areas of bushland and vegetation adjacent to watercourses.

The plan must consider all disturbances including the effects of Asset Protection Zone clearing and underscrubbing which may be required in accordance with current Bushfire Protection Legislation. Refer to [www.dipnr.nsw.gov.au](http://www.dipnr.nsw.gov.au) for further details.

Please contact Council's Bushland & Biodiversity Team on 9847 6832 or visit [www.hornsby.nsw.gov.au](http://www.hornsby.nsw.gov.au) for further information, pre-DA advice or to book an inspection.

### ◇ bushfire

If your proposal is located in a bushfire prone area and is listed as a scheduled use under the *Rural Fires and Environmental Assessment Legislation Amendment Act 2002*, you will be required to submit an extra copy of the proposal, a Bushfire Assessment Report and appropriate fees which will be forwarded to the NSW Rural Fire Service for assessment.

Please visit the Policies and Business section of the NSW Rural Fire Service website at [www.bushfire.nsw.gov.au](http://www.bushfire.nsw.gov.au) or [www.hornsby.nsw.gov.au](http://www.hornsby.nsw.gov.au) for further information.

## report qualifications and inadequacy

*Should you be required to submit a report to Council addressing any of these issues, the report must be completed by a suitably qualified and experienced consultant. Should Council deem that the report does not satisfactorily address assessment issues or is not completed by an appropriately qualified or experienced consultant, further information or an independent report may be requested.*



**THE BUSHLAND SHIRE**  
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