

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2025/1350
<b>Proposed Development:</b>	Demolition works and construction of an enclosed batting cage structure
<b>Date:</b>	30/10/2025
<b>Responsible Officer</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 7349 DP 1167548 , Aquatic Drive 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 Biodiversity Referrals team have assessed the Development Application for compliance against the following applicable controls and provisions:

- Planning for Bushfire Protection 2019
- Biodiversity Conservation Act (BC Act) 2016
- Biodiversity Conservation Regulation (BC Reg) 2017
- Warringah DCP – Clause E3 Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat
- Warringah DCP – Clause E4 Wildlife Corridors
- Warringah DCP – Clause E5 Native Vegetation
- Warringah DCP – Clause E6 Retaining unique environmental features

The proposed development is for the demolition of the existing batting cage and the construction of a new larger enclosed colorbond batting cage structure.

Portions of the site are identified on the Department of Climate Change, Energy, the Environment and Water (DCCEEW) Biodiversity Values Map (BV Map). Under the NSW Biodiversity Conservation Act 2016, any removal of native vegetation from within mapped areas will trigger the Biodiversity Offsets Scheme (BOS) and the requirement for a Biodiversity Development Assessment Report (BDAR). However, the submitted plans and documentation indicate that the proposed development is located outside of the BV Map area and therefore will not trigger entry into the BOS.

The proposal has been submitted with a Bushfire Report (Building Code & hazard Solutions Pty Limited, August 2025) that has confirmed that no canopy trees are required to be removed and only ongoing weeds and exotic vegetation management is required to maintain the existing 5m Asset Protection Zone (Inner Protection Area) in accordance with bushfire standards. Therefore, all trees on site can be retained

and no native vegetation removal is being proposed.

The proposed works will take place within an existing disturbed area and minor landscaped gardens. No native vegetation or trees are proposed for removal for the proposed development or the APZ. As such, impacts to flora and fauna and nearby biodiversity values is considered unlikely.

No objections in relation to biodiversity, subject to conditions.

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**

#### **No Clearing of Vegetation**

Unless otherwise exempt, no vegetation is to be cleared prior to issue of a Construction Certificate.

Details demonstrating compliance are to be submitted to the Certifier prior to issue of Construction Certificate.

Reason: To protect native vegetation.

### **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

#### **Wildlife Protection**

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

Reason: To protect native wildlife.

#### **Protection of Habitat Features**

All natural landscape features, including any rock outcrops, native vegetation and/or watercourses, are to remain undisturbed during the construction works, except where affected by necessary works detailed on approved plans.

Reason: To protect wildlife habitat.

### **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 (as specified in the Northern Beaches Local Weed Management Plan) are to be imported on to the site prior to or during construction works.

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

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

**No Impact to Native Vegetation within Biodiversity Values Map**

Impacts to any native vegetation within the area mapped as Biodiversity Values Map will require an application for development consent which must be accompanied by a Biodiversity Development Assessment Report prepared by an ecologist accredited in application of the NSW Biodiversity Assessment Method, unless otherwise approved under an existing development consent, Local Land Services Native Vegetation Panel permit, or Threatened Species License.

Compliance is to be confirmed in writing and provided to the Certifier prior to issue of any Occupation Certificate.

Reason: To protect native vegetation, wildlife and habitats.