

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/1236
Proposed Development:	Demolition works and construction of a shed
Date:	28/09/2023
Responsible Officer	Anais Sarkissian
Land to be developed (Address):	Lot 12 DP 25143 , 220 Powderworks Road INGLESIDE NSW 2101

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

The proposal seeks approval for demolition works and construction of a shed.

The comments in this referral relate to the following applicable controls and provisions:

- Planning for Bushfire Protection 2019
- Pittwater LEP - Clause 7.6 Biodiversity Protection
- Pittwater DCP 21 - Clause B4.18 Heathland/Woodland Vegetation

The proposal has been submitted with a Bushfire report that has confirmed that the shed being built is considered a class 10a building under the Planning for Bushfire Protection Act 2019 and is therefore exempt of bushfire protection requirements as it is located more than 6 metres away from the main building on the site. Therefore, no vegetation is required to be removed for compliance with PBP 2019.

In addition an arboricultural impact assessment has been submitted. The AIA has assessed a total of 4 trees and considered that all trees can be retained if the recommended tree protection measures are in place before and during construction of the shed.

No native vegetation or fauna habitat would be impacted, the development is designed, sited and will be managed to avoid any significant adverse environmental impact.

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 Principal 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.