

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2023/1402
<b>Proposed Development:</b>	Alterations and additions to a commercial building
<b>Date:</b>	03/10/2023
<b>Responsible Officer</b>	Kye Miles
<b>Land to be developed (Address):</b>	Lot 20 DP 1236268 , 1 Garigal 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 potential environmental impacts.

### Officer comments

The Development Application has been assessed for compliance against the following applicable provisions:

- NSW Biodiversity Conservation Act 2016
- Warringah DCP cl. E2 Prescribed Vegetation
- Warringah DCP cl. E3 Threatened Species, Populations, Ecological Communities listed under State or Commonwealth legislation or High Conservation Habitat
- Warringah DCP cl. E4 Wildlife Corridors
- Warringah DCP cl. E5 Native Vegetation
- Warringah DCP cl. E6 Retaining Unique Environmental Features

Portions of the site are identified on the Department of Planning and Environment's Biodiversity Values Map (BV Map). Under the NSW Biodiversity Conservation Act, any removal of native vegetation from within mapped areas will trigger the Biodiversity Offset Scheme (BOS) and the requirement for a Biodiversity Development Assessment Report (BDAR). However, the submitted plans and documentation indicate that the proposed works are located outside of the BV Map area and therefore will not trigger entry into the BOS. The proposed works are internal modifications to the exiting building and as such no impacts to native vegetation are proposed.

No objections in relation to biodiversity.

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.