

Natural Environment Referral Response - Biodiversity

Application Number:	DA2025/0457
Proposed Development:	Use of Premises as a artisan food and drink industry (coffee roasting and production facility) and cafe including fit-out and mechanical ventilation
Date:	02/06/2025
Responsible Officer	Thomas Burns
Land to be developed (Address):	Lot 1 SP 60821 , 1 / 1 Minna Close 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

Referral comments 2 June 2025

The amended bushfire hazard assessment is noted, and the proposed APZ has been minimised and a significant impact to native vegetation, threatened species habitats and wildlife corridor is unlikely.

Original Referral comments

The native vegetation within the subject lot and generally to the east and south of the existing building is mapped a having high biodiversity values, as shown on the NSW Biodiversity Values map. As the site is bushfire prone land a Bushfire Hazard Assessment has been provided, which includes the following recommendation on page 6:-

"At the commencement of building works and in perpetuity the area surrounding the new works is to be managed as defendable space for a distance of at least 10m or, if 10m is not achievable due to the proximity of a property boundary, to the property boundary."

As this recommendation may require the clearing or modification of native vegetation that is on the BV map further ecological assessment in the form of a Biodiversity Development Assessment Report may be required. It is noted that the proposed works are internal, and that the SEE states that the development "does not propose the removal of any significant vegetation". Therefore the issue of bush fire protection and the management of native vegetation within the BV Map area is to be clarified.

The Warringah DCP also includes controls related to biodiversity values of the site, and these will also

need to be addressed if the proposed development will include any impacts to trees or native vegetation for the purposes of bushfire protection.

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.

Clearing for Asset Protection Zones

Clearing of vegetation during works for APZ establishment must only occur within the surveyed and marked APZ boundaries. No clearing is to be undertaken outside of the APZ boundaries.

Written certification of compliance is to be submitted to the Principal Certifier.

Reason: To protect native vegetation and 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 (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.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Protection of Habitat Features

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

Reason: To protect wildlife habitat.