

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/0375
Proposed Development:	Construction of an industrial training facility
Date:	08/06/2023
Responsible Officer	Stephanie Gelder
Land to be developed (Address):	Lot 1 DP 416586 , 2 Bloodwood 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 the construction of an industrial training facility.

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

- Planning for Bushfire Protection 2019
- Pittwater LEP 2014 - Clause 7.6 Biodiversity Protection
- Pittwater 21 DCP - Clause B4.2 Flora and Fauna Habitat Enhancement Category 1 and Wildlife Corridor
- Pittwater 21 DCP - Clause B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor

The proposal has been submitted with an accompanying Bushfire Report (Bushfire Hazard Solutions Pty Ltd, January 2023), an Arboricultural Impact Assessment (Active Green Services, February 2023) and a Biodiversity Report (Waratah Eco Works Pty Ltd, N/A).

- The Bushfire report has not awarded a Bushfire Attack Level to the property and has recommended that a 10 meter Asset Protection Zone is established in perpetuity around the proposed building as well as the inclusion of a 20,000L Static water source.
- The arboricultural impact assessment has assessed a total of 11 trees as part of the application and recommended the removal of trees 5 and 9. No objections are raised in relation to these removals as the trees are in advanced decline or dead.
- The Biodiversity report submitted with the application has concluded that no significant impacts will take place due to the proposed development with the proposal taking place in a heavily disturbed area where two weeds of national significance have been detected. The report has also provided a comprehensive species list for planting in landscaped areas which will have to

be adhered to.

The proposal appears to present conflicting information as the Bushfire report requests that a 10m APZ be established on the perimeter of the proposed training facilities. However, the Arboricultural Impact Assessment has only recommended the removal of two trees for the purposes of the works to be completed. No objections are raised but consideration of potential bushfire impacts in the landscaping efforts are imperative to reduce risk.

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 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 – Project Ecologist to Certify

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

Written certification of compliance is to be prepared by the Project Ecologist and 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

Fencing for Wildlife Passage

Any new permanent fencing (with the exception of swimming pool fencing) is to be made passable to native fauna through the provision of access gaps or raised fencing to provide appropriate ground clearance. Any access gaps are to be a minimum of 150mm wide x 100mm high at ground level and spaced at a minimum of 6m intervals.

Details demonstrating compliance are to be provided the Principal Certifier prior to issue of any

Occupation Certificate.

Reason: To preserve wildlife corridors.

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.

Priority Weed Removal and Management

All Priority weeds (as specified in the Northern Beaches Local Weed Management Plan) within the development footprint are to be removed using an appropriate control method.

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 weeds.

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

Maintenance of Asset Protection Zones

Vegetation clearing for ongoing APZ maintenance must only occur within the surveyed and marked APZ boundaries. No clearing is to be undertaken outside of the APZ boundaries.

Reason: To protect native vegetation and wildlife.

Control of Domestic Dogs/Cats

Domestic dogs and cats are to be kept from entering wildlife habitat areas at all times.

Dogs and cats are to be kept in an enclosed area and/or inside the dwelling, or on a leash such that they cannot enter areas of wildlife habitat, bushland or foreshore unrestrained, on the site or on surrounding properties or reserves.

Reason: To protect native wildlife and habitat.