

Natural Environment Referral Response - Biodiversity

Application Number:	DA2025/0079
Proposed Development:	Construction of a farm building (storage shed)
Date:	21/02/2025
Responsible Officer	Adam Croft
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

Council's Biodiversity Referrals Team have assessed the Development Application for compliance against the following applicable provisions:

- Pittwater LEP 2014 cl. 7.6 Biodiversity Protection
- Pittwater 21 DCP B4.2 Flora and Fauna Conservation Category 1 and Wildlife Corridor
- Pittwater 21 DCP B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor

The proposal has been submitted with an accompanying Bushfire Assessment Statement (Bushfire Hazard Solutions Pty Ltd, December 2024), Arboricultural Impact Assessment (Active Green Services, December 2024) and Biodiversity Report (Waratah Eco Works Pty Ltd, November 2024).

- The Bushfire consultant has stated that "*the proposed shed is a class 10a structure and will be located greater than 6m from any dwelling, therefore satisfies PBP and have no bushfire requirements*".
- The Arborist 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 concluded that no significant impacts will occur due to the location of the proposed development within a heavily disturbed area. No impacts to the surrounding bushland as there is no requirement for an APZ. It is recommended that temporary fencing be installed surrounding the proposed development footprint to ensure no inadvertent impacts to native vegetation surrounding the proposal area.

No objections with the application 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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Temporary Protection Fencing – Exclusion Zones

Prior to the commencement of any works onsite, temporary fencing is to be erected surrounding areas of retained native vegetation immediately surrounding the proposed development footprint.

Details demonstrating compliance must be prepared by the Project Ecologist and submitted to the Principal Certifier prior to any commencement.

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.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

Protection of Habitat Features

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

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

Occupation Certificate.

Reason: To protect wildlife habitat.

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.