

Natural Environment Referral Response - Biodiversity

Application Number:	DA2022/1221
Date:	07/10/2022
Responsible Officer	Thomas Prosser
Land to be developed (Address):	Lot 1 DP 1257769 , 70 A Kens Road FRENCHS FOREST NSW 2086

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 proposed development cannot be supported in its current form due to inconsistency with Natural Environment controls of the Warringah DCP.

The current application seeks to remove 21 prescribed (i.e. protected under WDCP Clause E1) native site trees, which represents 78% of the prescribed native trees on the property. An additional prescribed native tree on the adjoining property would also experience significant encroachment which will likely result in failure of the tree and necessitate its eventual removal.

Of the 22 prescribed native trees impacted, 13 of these have been assessed as Category A retention value, including Tree 30 (*Angophora costata*) which is identified as having very high amenity value. Given the size and condition of Tree 30, it is also likely to contribute significantly to biodiversity and habitat values of the site and surrounding area.

A previously-approved development application at the site proposed to limit most of the development to the already-cleared area and did not include a secondary dwelling. This proposal, which was supported by the Biodiversity referrals group, proposed to remove only 17 prescribed trees and retained Tree 30. Thus it is evident that the site is capable of supporting a residential development which has been designed and sited to minimise adverse environmental impacts.

The applicant is encouraged to consider alternative design options to reduce excessive impacts to native vegetation, with a particular focus on retaining the significant Tree 30.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.