

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2025/0533
<b>Proposed Development:</b>	Demolition of existing building and structures, construction of self-storage units and warehouse and associated uses
<b>Date:</b>	23/06/2025
<b>Responsible Officer</b>	Thomas Burns
<b>Land to be developed (Address):</b>	Lot 102 DP 1211755 , 14 Aquatic Drive 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 comments in this referral relate to the following applicable controls and provisions:

- NSW Biodiversity Conservation Act 2016
- NSW Biodiversity Conservation Regulation 2017
- Warringah DCP Clause E2 Prescribed Vegetation
- Warringah DCP Clause E4 Wildlife Corridors
- Warringah DCP Clause E6 Retaining unique environmental features

Portions of the site are identified on the Department of Climate Change, Energy, the Environment and Water (DCCEEW) Biodiversity Values Map (BV Map). Under the NSW Biodiversity Conservation Act 2016, any removal of native vegetation from within mapped areas will trigger the Biodiversity Offsets Scheme (BOS) and the requirement for a Biodiversity Development Assessment Report (BDAR).

The proposal has been submitted with an arborist report that has assessed the condition of a total of 168 trees and recommended the removal of a total of 19 trees of which 7 are considered prescribed but do not belong to the Duffys Forest endangered ecological community as indicated in the submitted arborist report. These conclusions are concurred with and therefore it is considered that entry into the BOS is not triggered.

Furthermore, a landscape proposal has been submitted with the proposal including a planting schedule that will need to be amended to ensure inclusion of species that are consistent with the objectives of the applicable controls. A number of species inconsistent with the Duffys Forest

Endangered Ecological Community have been included in the submitted landscape plan.

It is noted that amendments to plans and documents submitted have been also been requested by the landscape referral. As these amendments include potential impacts to areas that have been mapped within the BV Map, the Biodiversity Referral will recommence upon receipt of amended plans and documentation.

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.