

Natural Environment Referral Response - Biodiversity

Application Number:	DA2025/0006
Proposed Development:	Demolition works and construction of a dwelling house
Date:	28/01/2025
Responsible Officer	Kye Miles
Land to be developed (Address):	Lot 47 DP 758566 , 46 Killarney Drive KILLARNEY HEIGHTS NSW 2087

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:

- Biosecurity Act 2015
- NSW Biodiversity Conservation Act 2016
- Warringah DCP Clause E2 Prescribed Vegetation
- Warringah DCP Clause E6 Retaining unique environmental values

The application has been submitted with an arboricultural impact assessment that has recommended the removal of a total of 7 trees identified as trees 1, 2, 3 (3 stems), 4, 5, 6 and 7. All trees identified are considered exempt by species and would not require Council's approval for their removal. However, trees 1 and 2 are found in the road reserve and will require the approval of the appropriate referral body for their removal.

The submitted planting schedule will need to be amended in order to avoid inclusion of plants identified as weeds under the Biosecurity Act 2015 (i.e. *Murraya paniculata*).

Furthermore, as noted in the Landscape Referral response, works are proposed within 5 metres of trees found beyond the property boundary and impacts to these trees have not been assessed in the arboricultural impact assessment. Therefore, a reviewed Arboricultural Impact Assessment will have to be submitted with the application.

The Biodiversity referral will recommence upon receipt of the 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.