

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2024/0499
<b>Proposed Development:</b>	Demolition works and construction of three residential flat buildings
<b>Date:</b>	31/05/2024
<b>Responsible Officer</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 1 DP 213608 , 120 Frenchs Forest Road West FRENCHS FOREST NSW 2086 Lot 2 DP 213608 , 118 Frenchs Forest Road West FRENCHS FOREST NSW 2086 Lot 14 DP 25713 , 11 Gladys Avenue FRENCHS FOREST NSW 2086 Lot 24 DP 25713 , 116 Frenchs Forest Road West 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:

- Warringah DCP Clause E4 - Wildlife Corridors.
- Warringah DCP Clause E6 - Retaining unique environmental features.

The proposal has been submitted with an Arboricultural Impact Assessment (Earthscape Horticultural Services, April 2024) that has assessed the condition of a total of 102 trees distributed across the sites that are the subject of the application. The report has recommended removal of trees based on current exemptions by species (species identified as exempt under current rulings in the Northern Beaches) and height (Trees under 5 metres). No objections are raised in relation to those removals. However, at least 31 Prescribed trees are being proposed for removal.

In addition, a number of prescribed trees with habitat values have been identified on site and will be potentially impacted, and records indicate the potential presence of threatened species (Powerful Owl - *Ninox strenua*) within the site. Therefore, a Flora and Fauna Assessment will have to be prepared and submitted with the application as indicated in the Biodiversity Guidelines for Development

Applications available on Council's website: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://files-preprod-d9.northernbeaches.nsw.gov.au/nbc-prod-files/media/files/2024-05/Biodiversity%20Requirements%20for%20Development%20Applications%20-%202024.pdf?1715582608

The biodiversity referral will recommence upon reception of the above mentioned Flora and Fauna Assessment report.

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.