

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2022/2265
<b>Proposed Development:</b>	Demolition works, tree removal and construction of an industrial and warehouse facility with parking and strata subdivision.
<b>Date:</b>	03/04/2023
<b>Responsible Officer</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 21 DP 881819 , 323 - 327 Warringah 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 proposal seeks approval for demolition works, tree removal and construction of an industrial and warehouse facility with parking and strata subdivision.

The comments on this referral relate to the following controls and provisions:

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

The proposal has been submitted with an accompanying Arborist Report (AIA) and a Flora and Fauna Assessment (F&F).

The F&F Assessment has established that remnants of Duffys Forest Endangered Ecological Community (EEC) occur on the Northern and North-Eastern sides of the site. Therefore, impacts should have to be managed accordingly to avoid any impact to the EEC. However, the F&F report has concluded that a total of 0.02 out of 0.03 Ha of the remnant vegetation shall be impacted by the proposal in its current form. The F&F has also determined that a range of High risk weeds and/or Weeds of national significance are present within the site. Due to the scale of works involved, their removal will be required as a condition of consent.

The AIA has determined that a total of 28 trees are to be removed to facilitate grading works. Plans are unclear as to the grading works required. The application is unclear on whether removal of trees is proposed to facilitate works as opposed to the removal of trees being required due to the works

proposed. Additional information is requested in order to clarify the reasoning behind the proposed tree removals.

The proposal has also been submitted with a Landscaping report with a suggested list of species belonging to the appropriate vegetation community (Northern Beaches Council Native Planting Guide - Frenchs Forest Ward). However, no planting schedule indicating what numbers of each specimen are to be planted. Therefore, landscaping plans need to be amended, showing numbers and locations of tree replacements if the removal of prescribed trees was to be approved.

The biodiversity assessment will recommence once the additional information has been submitted.

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.