

## Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0261
Responsible Officer	Phil Lane
Land to be developed (Address):	Lot 43 DP 6195 , 33 Hillcrest Avenue MONA VALE NSW 2103

### 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 has been assessed against the following provision:

- PDCP B4.5 Landscape and Flora and Fauna Enhancement Category 3 Land

Compliance with the controls of this provision is dependent upon measures to avoid, minimise and offset impacts to existing native vegetation (predominantly canopy trees at this site). As identified by Council's Senior Landscape Architect, the application does not identify trees proposed for removal nor does it include provisions for appropriate replacement plantings.

In accordance with Landscape comments, the following is required in order to assess compliance with the controls:

An updated Arboricultural Impact Assessment, prepared by a qualified AQF5 arborist. The report must include the following information:

- a discussion of all options relating to tree retention or removal, including construction techniques to minimise impacts upon root systems,
- justification for tree removal,
- if required, a tree construction impact statement and recommendations for construction methodology,
- demonstrate compliance with the relevant Australian Standards.

The arborist is to review architectural and engineering plans submitted for the DA, and is to be aware of any and all earthworks proposed on site.

### Referral Body Recommendation

Recommended for refusal

### Recommended Natural Environment Conditions:

Nil.