

## Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0397
Responsible Officer	David Auster
Land to be developed (Address):	Lot 1 DP 1229385 , 32 Crescent Road 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 site is mapped as Biodiversity and clause 7.6 of PLEP 2014 applies. The development is designed, sited and will be managed to avoid any significant adverse environmental impact, and satisfies the biodiversity clause.

P21DCP 2014 clause B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor applies. Further assessment is not required as the development is generally replacing existing structures on parts of the site identified as not containing native vegetation and will not impact on bushland on the site or adjoining properties. The development is proposed in the area of least impact on native vegetation and there will be no net loss of native vegetation. Therefore the control does not apply except for conditioning planting of canopy trees and removal/ control of priority and environmental weeds

### Referral Body Recommendation

Recommended for approval, subject to conditions

### Recommended Natural Environment Conditions:

#### **ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

#### **Control of Weeds**

Prior to the completion of works, all priority weeds (as listed under the Biosecurity Act 2015) are to be removed/controlled within the subject site using an appropriately registered control method. Information on weeds of the Northern Beaches can be found at the NSW WeedWise website (<http://weeds.dpi.nsw.gov.au/>). All environmental weeds are to be removed and controlled. Refer to Council website [http://www.pittwater.nsw.gov.au/environment/noxious\\_weeds](http://www.pittwater.nsw.gov.au/environment/noxious_weeds)

**Reason:** Weed management.

**Provision of Three Canopy Trees**

At least two (2) canopy trees are to be provided, which at maturity will achieve a canopy height greater than 8.5 metres, to visually reduce the height, bulk and scale of the building. Species selection is to incorporate locally native species. This screen planting is to be retained over the life of the development and replaced if they should die or be destroyed or removed.

**Reason:** To ensure the retention of the Urban Forest/Natural Environment.