

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/1436
Responsible Officer	Nick Keeler
Land to be developed (Address):	Lot 7 DP 7953 , 97 Waterview Street MONA VALE NSW 2103 Lot 8 DP 7953 , 97 Waterview Street 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

Council's Natural Environment - Biodiversity section cannot complete this assessment until further information is provided.

This application was assessed against Pittwater LEP Clause 7.6 Biodiversity and Pittwater DCP B4.6 Wildlife corridors.

The proposal is for the construction of 2 two-storey dwellings and a secondary dwelling on 2 lots. The plans indicate the removal and works within 5 metres to many existing trees, some being prescribed trees within the DCP.

If any prescribed trees are proposed to be removed, replacement tree plantings will be required, and at least 60% of landscape species must be locally native to comply with controls.

Required information

An Arborist Report is required to be prepared and submitted to support the application in accordance with the following:

- must identify the location, species, health and size of all prescribed trees and trees on adjacent land within 5m of the proposed development (including any trenches for utilities and stormwater management);
- Prepared by a suitably qualified arborist with minimum AQF Level 5;
- Prepared based on the actual plans and documentation submitted in support of the DA;
- Take into account all above- and below-ground works and structures that are ancillary to the development, including any changes in soil/ground level around the base of canopy trees;
- A tree protection and management plan with specific tree protection measures to enable safe

retention of all trees proposed for retention, including mapping Tree Protection Zones, Structural Root Zones and any encroachments.

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.