

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/0531
Proposed Development:	Alterations and additions to a dwelling house
Date:	29/05/2023
Responsible Officer	Nick England
Land to be developed (Address):	Lot 1 DP 200907 , 21 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 proposal seeks approval for alterations and additions to a dwelling house.

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

- Pittwater 2014 LEP - Part 7.6 Biodiversity Protection
- Pittwater 21 DCP - Clause B4.6 Wildlife Corridors

The proposal has been submitted without an Arboricultural Impact Assessment whilst identifying 4 trees for removal. No indication as to the nature (native and/or exotic) of these trees has been supplied with the exception of a mention in the Statement of Environmental Effects clarifying that 4 trees all with a DBH of less than 300mm are to be removed for the works to take place. Additionally, no landscape plan or replacement trees are being proposed for planting to compensate for tree removals.

Therefore, the biodiversity assessment can not be completed without adequate identification of trees to be removed, and if native prescribed trees are proposed for removal, replacement planting with suitable native species is to be incorporated to compensate for canopy loss. The applicant should refer to the Biodiversity Requirements for Development Applications which is available on Council's website: <https://files-preprod-d9.northernbeaches.nsw.gov.au/nbc-prod-files/documents/general-information/environmental-and-community-protections/biodiversity-requirements-development-applications.pdf>

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.