

Natural Environment Referral Response - Biodiversity

Application Number:	DA2024/0127
Proposed Development:	Construction of a swimming pool and associated works
Date:	01/03/2024
Responsible Officer	Nick England
Land to be developed (Address):	Lot 11 DP 848911 , 66 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

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

- Pittwater DCP - Clause B4.5 Landscape and Flora and Fauna Enhancement Category 3 Land

The submitted Statement of Environmental Effects indicates that removal of a single palm identified as a *Livistona australia* will need to be removed to accommodate the development in its current form. However, a desktop inspection has allowed to determine that the palm proposed to be removed is in fact an exempt *Washingtonia sp*. No objections are raised in relation to this removal.

However, conflicting information has been submitted as the plans and documents have failed to identify all trees on site. Existing prescribed trees are present on site and these have not been identified on the submitted plans and are likely to be impacted by the proposed development. Therefore, an arboricultural impact assessment will have to be submitted with the application.

The biodiversity assessment will recommence upon reception of amended plans including all trees present on site and an Arboricultural Impact Assessment as required in the Development Application Guidelines. If prescribed trees are to be removed, a landscape plan including appropriate replacement plantings will also need to be submitted with the application.

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.