

Natural Environment Referral Response - Biodiversity

Application Number:	DA2018/1845
Responsible Officer	Julie Edwards
Land to be developed (Address):	Lot 27 DP 14682 , 52 Iluka Road PALM BEACH NSW 2108

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 has been assessed against Pittwater DCP B4.15, B4.16, B4.19, B4.20, B4.22.

The proposal includes a new spa and deck at the rear of the site, and a swimming pool and new studio over the existing garage at the front of the site. Two frangipani's are proposed for removal. The proposal is supported subject to erosion and sediment controls and no access to the site via the adjacent beach reserve.

Referral Body Recommendation

Recommended for approval, subject to conditions

Recommended Natural Environment Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Temporary security fencing

Prior to the issue of the Construction Certificate, the site is to have temporary security fencing installed along the southern boundary, adjacent the beach reserve, to ensure no access to the beachfront during construction.

Reason: To protect natural features and habitats in accordance with relevant Natural Environment LEP/DCP control (DACNECPCC2)

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Implementation of Erosion and Sediment Control Plan

The Erosion and Sediment Control Plan is to be fully implemented and measures are to remain in effective operation until all development activities have been completed and the site fully stabilised. Evidence of compliance is to be certified by a suitably qualified engineer and submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To protect natural features and habitats in accordance with relevant Natural Environment LEP/DCP controls (DACNEDPC1)

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

No Beachfront Access

Access to the site is not permitted via the adjacent beachfront.

Reason: Natural environment protection (DACNEEDW1)

No storage of materials on beachfront

No skip bins or materials are to be stored on the adjacent beachfront.

Reason: Natural environment protection. (DACNEEDW2)

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

No Planting Environmental Weeds

No environmental weeds are to be planted on the site. Information on weeds of the Northern Beaches can be found at the NSW WeedWise website (<http://weeds.dpi.nsw.gov.au/>).

Reason: Weed management.

Works to cease if item found

If any Aboriginal Engravings or Relics are unearthed all work is to cease immediately and the Aboriginal Heritage Office (AHO) and Office of Environment and Heritage (OEH) are to be notified.

Reason: To protect Aboriginal Heritage.

Dead or Injured Wildlife

If construction activity associated with this development results in injury or death of a native mammal, bird, reptile or amphibian, a registered wildlife rescue and rehabilitation organisation must be contacted for advice.

Reason: To protect native wildlife in accordance with Section 2.1 of the NSW Biodiversity Conservation Act 2016.