

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2018/0387
Responsible Officer	Nick Armstrong
Land to be developed (Address):	Lot 46 DP 13620 , 967 Barrenjoey 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

Council's Bushland & Biodiversity division has assessed the proposal against Pittwater LEP 2014 Control 7.6 Biodiversity Protection & Pittwater 21 DCP 2014 Control B1.4 Aboriginal Heritage Significance, B4.15 Saltmarsh EEC and believes the proposed development complies subject to conditions, as recommended.

Referral Body Recommendation

Recommended for approval, subject to conditions

Recommended Natural Environment Conditions:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Adherence of previous Natural Environment Conditions of Consent

All previous Natural Environment conditions of consent under the previous development application no. N0072/14 are to be adhered to.

Reason: To protect the Natural Environment (DACNEBOC1)

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Practical Completion of Landscape Works

A landscape practical completion report is to be prepared by the consultant landscape architect/designer and submitted to the Principal Certifying Authority with the Occupation Certificate application. This report is to certify that all landscape works/proposed tree planting has been completed in accordance with plans authored by Blue Sky Building Designs - Site Plan Enlarged, Drawing no. A-101A, dated 26/10/2018.

Reason: To ensure landscaping is adequate and consistent with approved plans.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**Landscaping in the Vicinity of Swimming Pools**

The boundary fence at the rear of the property must be a minimum height of 1800mm with a non-climbable zone of 900mm on the inside of the fencing in accordance with the Australian Standard prescribed by the Swimming Pools Regulation 2008. Any shrubs or plants located adjacent to the inside of the boundary fence must be maintained for the lifetime of the development at a height that does not interfere with the 900mm non climbable zone.

Reason: To ensure safety standards around pools are maintained.