

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/0894
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool
Date:	13/07/2023
Responsible Officer	Alex Keller
Land to be developed (Address):	Lot 292 DP 16362 , 18 Rock Bath 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 seeks approval for demolition works and construction of a dwelling house including swimming pool.

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

- SEPP (Resilience and Hazards) – Coastal Environment Area
- Pittwater LEP Clause 7.6 Biodiversity Protection
- Pittwater DCP B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor

The proposal has been submitted with an arborist report that has assessed the condition of a total of 21 trees and recommended the removal of a total of 7 trees (T3, T4-T8 and T17). No objections are raised as to the removal of these trees as they are exempt species.

Additionally, a landscape plan for the public reserve which neighbours the driveway has been submitted with the application. The proposed planting schedule is found to be compliant with applicable PDCP controls, however, this matter is deferred to the landscaping referral team as the proposed planting would take place on Council owned land.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Wildlife Protection

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

Reason: To protect native wildlife.

Protection of Habitat Features

All natural landscape features, including any rock outcrops, native vegetation and/or watercourses, are to remain undisturbed during the construction works, except where affected by necessary works detailed on approved plans.

Reason: To protect wildlife habitat.

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

No Weeds Imported On To The Site

No Priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan) are to be imported on to the site prior to or during construction works.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To reduce the risk of site works contributing to spread of Priority and environmental weeds.