

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2021/0190
Date:	07/05/2021
Responsible Officer	Adam Mitchell
Land to be developed (Address):	Lot 27 DP 28669 , 950 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

These referral comments address the modification's proposed deletion of Condition 14 'Delineation of Asset Protection Zone' of DA2018/0563.

The applicant has identified concern regarding the difficulties associated with installing a 2m high steel mesh fence on a steep slope without impacting on surrounding vegetation. Deletion of the condition is not supported by Council's biodiversity referrals team as the intent of this condition was to ensure that the APZ boundary is clearly identified to avoid encroachment on native vegetation outside the approved APZ.

Council's Biodiversity referrals team replace Condition 14 Delineation of Asset Protection Zone with the following:

Prior to the commencement of any onsite building works or commencement of vegetation clearance/modification for Inner Protection Zone establishment, the boundary between the natural bushland zone and the construction area as identified on Drawing DA.01(Rev B) is to be surveyed and marked clearly on the ground. A temporary heavy duty orange mesh fence is to be erected on the surveyed boundary between the natural bushland zone and the construction area for the duration of construction work. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to commencement of works.

All other conditions from DA2018/0563 and Mod20201/0190 remain unchanged.

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION
CERTIFICATE**

Delineation of Asset Protection Zones

Council's Biodiversity referrals team replace Condition 14 Delineation of Asset Protection Zone from DA2018/0563 with the following:

Prior to the commencement of any onsite building works or commencement of vegetation clearance/modification for Inner Protection Zone establishment, the boundary between the natural bushland zone and the construction area as identified on Drawing DA.01(Rev B) is to be surveyed and marked clearly on the ground. A temporary heavy duty orange mesh fence is to be erected on the surveyed boundary between the natural bushland zone and the construction area for the duration of construction work. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to commencement of works.

Reason: To ensure that vegetation identified for retention and management is protected during and after construction.