

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	Mod2025/0240
<b>Proposed Development:</b>	Modification of Development Consent DA2021/0900 granted for Construction of a dwelling house including a swimming pool and spa
<b>Date:</b>	16/06/2025
<b>Responsible Officer</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 151 DP 6937 , 40 Sunrise 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 comments in this referral relate to the following applicable controls and provisions:

- Biodiversity Conservation Act 2016
- Pittwater LEP cl. 7.6 Biodiversity Protection
- Pittwater 21 DCP cl. B4.2 Flora and Fauna Conservation Category 1 and Wildlife Corridor
- Pittwater 21 DCP cl. B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor

The submitted modifications would not alter the conclusions of the original Biodiversity Referral. Additional impacts to native flora and fauna are unlikely and no additional removal of vegetation is being proposed by the modifications. Original conditions still apply.

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:

Nil.