

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2023/0356
Proposed Development:	Modification of Development Consent DA2021/0009 granted for Alterations and additions to a dwelling house
Date:	10/07/2023
Responsible Officer	Olivia Ramage
Land to be developed (Address):	Lot 2 DP 584675 , 5 Northview 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 modifications of development Consent DA2021/0009 granted for Alterations and additions to a dwelling house.

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

- Biodiversity Conservation Act 2016 (BC Act)
- Pittwater Local Environmental Plan (PLEP) - Clause 7.6 Biodiversity Protection
- Pittwater Development Control Plan (PDCP) - B4.17 Littoral Rainforest - Endangered Ecological Community

The Statement of Modification and plans have indicated that two trees will have to be removed. No objections are raised in relation to these removals.

However, as the proposed retaining wall is to be built within 5 metres of trees to be retained, an Arborist report will have to be submitted before the Biodiversity Referral can be completed.

The proposal is therefore unsupported.

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

Recommended Natural Environment Conditions:

Nil.