

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2025/0166
Proposed Development:	Modification of Development Consent DA2023/1289 granted for Demolition works and construction of Shop Top Housing
Date:	06/05/2025
Responsible Officer	Maxwell Duncan
Land to be developed (Address):	Lot 21 DP 571298 , 1112 - 1116 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

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

- SEPP (Resilience and Hazards) 2021 - Coastal Environment Area
- Pittwater LEP Clause 7.6 Biodiversity Protection
- Pittwater DCP Clause B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor

The proposed modifications include an amended landscape plan ins response to conditions imposed.

Condition 15 can be deleted as requested in the submitted Statement of Environmental Effects but all additional Biodiversity conditions stand and will need to be complied with.

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.