

Natural Environment Referral Response - Biodiversity

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| Application Number: | Mod2023/0455 |
| Proposed Development: | Modification of Development Consent DA2021/0268 granted for Demolition works, lot consolidation and construction of a dwelling house including swimming pool. |
| Date: | 20/09/2023 |
| Responsible Officer | Alex Keller |
| Land to be developed (Address): | Lot 327 DP 16362 , 346 Whale Beach 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 application seeks consent to modify Development Consent DA2021/0268.

The proposal does not require the removal of any additional trees or native vegetation as confirmed by the Addendum [1] to Arboricultural Impact Assessment Report (August 2023). As there are no additional impacts to biodiversity within the site, Council's Biodiversity Referrals team raise no objections, subject to conditions.

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

Adherence to Natural Environment Consent Conditions

All biodiversity-related conditions of consent under previous development applications are to be adhered to, including DA2021/0268., unless amended by these biodiversity-related conditions of

consent.

Reason: To protect biodiversity values.