

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	Mod2023/0109
<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>	28/03/2023
<b>Responsible Officer</b>	Thomas Prosser
<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 proposal seeks approval for the modification of Development Consent DA2021/0900 granted for Construction of a dwelling house including a swimming pool and spa.

The comments on this referral relate to the following applicable biodiversity controls:

- 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 following biodiversity related reports/documentation were reviewed as part of this assessment:

- Arboricultural Impact Statement (Naturally Trees, March 2023)

The propose modifications would take place in disturbed areas of the site and would be unlikely to impact on native flora and fauna.

No native vegetation or fauna habitat would be impacted, the development is designed, sited and will be managed to avoid any significant adverse environmental impact.

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 DA2021/0900, unless amended by these biodiversity-related conditions of consent.

Reason: To protect biodiversity values.