

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	Mod2022/0640
<b>Proposed Development:</b>	Modification of Development Consent DA2018/1771 granted for the demolition of the existing surf club building and construction of a new surf club building including a cafe, restaurant and function space
<b>Date:</b>	03/02/2023
<b>Responsible Officer</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot 104 DP 1066371 , 1 Surfview Road MONA VALE NSW 2103

### 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 approval for modifications for the addition of a new fixed awning roof as well as motorised clear PVC blinds.

The proposal has been assessed against the following provisions:

- SEPP Resilience and Hazards 2021 - Chapter 2 Development within the coastal use area
- Pittwater LEP 2014 - Clause 7.6 Biodiversity Protection
- Pittwater 21 DCP - Clause B4.3 Flora and Fauna Habitat Enhancement Category 2 Land

The modifications will take place in a site that has previously been disturbed, leaving other areas, of higher value to biodiversity, intact. 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:

Nil.