

Natural Environment Referral Response - Biodiversity

Application Number:	DA2025/0545
Proposed Development:	Demolition works and construction of a dwelling house
Date:	16/06/2025
Responsible Officer	Anaiis Sarkissian
Land to be developed (Address):	Lot 15 DP 14048 , 31 Ralston 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:

- Pittwater LEP – Clause 7.6 Biodiversity Protection
- Pittwater DCP – Clause B6 Wildlife Corridor

It is noted that additional information regarding impacts to prescribed trees has been requested. The biodiversity referral will recommence upon receipt of this information.

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.