

Natural Environment Referral Response - Biodiversity

Application Number:	DA2022/0533
Date:	03/05/2022
Responsible Officer	Kye Miles
Land to be developed (Address):	Lot 9 DP 18612 , 9 Thyra Road PALM BEACH NSW 2108 Lot LIC 593989 , 9 Thyra 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

Council's Biodiversity referral team have reviewed the application for consistency against the relevant environmental controls, including:

- State Environmental Planning Policy (Coastal Management) 2018 - Coastal Environment Area,
- Pittwater LEP Part 7.6 Biodiversity Protection,
- Pittwater DCP Part B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community.

It is noted that the site is the subject of DA2019/0235, for the construction of an outbuilding and carport, and was subsequently modified by Mod2021/0523, the conditions of which remain current. Comments below apply to the proposed inclinor and replacement pavilion outlined in DA2022/0533.

Council applies the variation to B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community, as the proposal does not impact on PSGF on the site or adjoining properties, and there will be no significant net loss of PSGF vegetation.

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.