

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2025/0399
Proposed Development:	Modification of Development Consent DA2024/0624 granted for Alterations and additions to a dwelling house including a detached studio.
Date:	11/08/2025
Responsible Officer	Olivia Ramage
Land to be developed (Address):	Lot 316 DP 16362 , 324 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

This Section 4.55(2) Modification Application has been assessed in accordance with the comments in this referral relate to the following applicable controls and provisions:

- SEPP (Resilience and Hazards) 2021 - Coastal Use Area
- Pittwater LEP Clause 7.6 Biodiversity Protection
- Pittwater DCP Clause B4.17 - Littoral Rainforest - Endangered Ecological Community

The proposed modifications do not contain any changes to the existing vegetation or landscaping so there are no objections to the proposed modifications from a biodiversity perspective.

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 DA2024/0624, unless amended by these biodiversity-related conditions of consent.

Reason: To protect biodiversity values.