

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2019/0528
Responsible Officer	Claire Ryan
Land to be developed (Address):	Lot 1 DP 30019 , 79 Hilltop Road AVALON BEACH NSW 2107

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 proposed modification will not result in any additional impacts to existing biodiversity values. The development application complies with the controls 4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community and B4.22 Preservation of Trees and Bushland Vegetation.

Referral Body Recommendation

Recommended for approval

Recommended Natural Environment Conditions:

Nil.