

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2025/0574
Proposed Development:	Modification of Development Consent DA2025/0055 granted for Alterations and additions to a dwelling house
Date:	31/10/2025
Responsible Officer	Tess Johansson
Land to be developed (Address):	Lot 4 DP 27133 , 4 Taminga Street BAYVIEW NSW 2104

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 Referrals team have assessed the Development Application for compliance against the following applicable provisions:

- NSW Biodiversity Conservation Act 2016
- NSW Biodiversity Conservation Regulation 2017
- Pittwater LEP cl. 7.6 Biodiversity Protection
- Pittwater 21 DCP cl. B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor

Portions of the site are identified on the Department of Climate Change, Energy, the Environment and Water (DCCEEW) Biodiversity Values Map (BV Map). Under the NSW Biodiversity Conservation Act 2016, any removal of native vegetation from within mapped areas will trigger the Biodiversity Offsets Scheme (BOS) and the requirement for a Biodiversity Development Assessment Report (BDAR).

As identified in the Modification Statement, the proposal will not see any change to the previously approved footprint of the additions & alterations to the existing dwelling under DA2025/0055. There is no additional impact to biodiversity as originally approved subject to conditions in DA2025/0055. As such Council's Biodiversity referrals team find the modification application to be compliant with relevant controls, subject to conditions.

As established in section 7.17 of the BC Act, no requirement for a BDAR will be needed and Council can be satisfied that the proposed modifications will not increase the impact to natural values on the site or any vegetation mapped within the BV Map.

Existing conditions under DA2025/0055 are considered still relevant.

No objections in relation to biodiversity, subject to existing conditions.

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.