

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	Mod2025/0398
<b>Proposed Development:</b>	Modification of Development Consent DA2024/1530 granted for Alterations and additions to a dwelling house including a swimming pool
<b>Date:</b>	19/08/2025
<b>Responsible Officer</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot G DP 400696 , 2131 Pittwater Road CHURCH POINT NSW 2105

### 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:

- SEPP (Resilience and Hazards) 2021 - Coastal Environment Area
- Pittwater LEP Clause 7.6 Biodiversity Protection
- Pittwater DCP Clause B4.7 Pittwater Spotted Gum Forest Endangered Ecological Community

The proposed modifications do not change the impact to biodiversity as originally approved subject to conditions in DA2024/1530.

No objections in relation to biodiversity, subject to original 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.