

Natural Environment Referral Response - Biodiversity

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| Application Number: | Mod2023/0431 |
| Proposed Development: | Modification of Development Consent DA2018/1877 granted for Demolition of existing structures, construction of a dwelling house with detached workshop |
| Date: | 21/08/2023 |
| Responsible Officer | Simon Ferguson Tuor |
| Land to be developed (Address): | Lot 24 DP 11978 , 4 Bilgola Avenue BILGOLA BEACH NSW 2107 Lot 25 DP 11978 , 2 Bilgola Avenue BILGOLA 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 Application seeks consent to modify consent to DA2018/1877.

Council's Biodiversity referrals team have assessed the Modification Application for compliance against the following applicable provisions:

- Biodiversity Conservation Act 2016
- Biodiversity Conservation Regulation 2017
- Pittwater LEP 2014 cl. 7.6 Biodiversity Protection
- Pittwater 21 DCP cl. B4.6 Wildlife Corridors
- SEPP (Resilience and Hazards) 2021 cl. 2.8 Development on land in proximity to coastal wetlands or littoral rainforest

The proposed modification does not require any additional impacts to native vegetation nor will it significantly impact to nearby biodiversity values. As such, there are no objections subject to 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:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Wildlife Protection

If construction activity associated with this development results in injury or displacement of a native mammal, bird, reptile or amphibian, a licensed wildlife rescue and rehabilitation organisation must be contacted for advice.

Reason: To protect native wildlife.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Protection of Habitat Features

All natural landscape features, including any rock outcrops, native vegetation, soil and/or watercourses, are to remain undisturbed except where affected by necessary works detailed on approved plans.

Reason: To protect wildlife habitat.