

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2025/0143
Proposed Development:	Modification of Development Consent DA2023/0743 granted for Alterations and additions to a dwelling house
Date:	04/04/2025
Responsible Officer	
Land to be developed (Address):	Lot 7 DP 216410 , 14 Epping Drive FRENCHS FOREST NSW 2086

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:

- Planning for Bushfire Protection 2019
- Warringah DCP Clause E2 Prescribed Vegetation
- Warringah DCP Clause E6 Retaining unique environmental features

The proposed modifications would not alter the outcome of the original Biodiversity Referral. The trees proposed for removal are exempt species and therefore, would not require Council's consent to be removed. Their removal is unlikely to impact upon native flora and fauna. No additional conditions are recommended.

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.