

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2024/0554
Proposed Development:	Modification of Development Consent DA2022/1527 granted for Alterations and additions to a dwelling house
Date:	15/10/2024
Responsible Officer	Stephanie Gelder
Land to be developed (Address):	Lot LIC 561789 , 18 - 20 Sturdee Lane LOVETT BAY NSW 2105 Lot 1 DP 1132852 , 18 - 20 Sturdee Lane LOVETT BAY 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 proposed modification will not result in additional impacts to native vegetation or wildlife habitat, including the Pittwater Spotted Gum Forest threatened ecological community which occurs on site. The bushfire assessment addendum states that the modifications "do not adversely affect the results of the original bushfire assessment". It is therefore assumed that no further bushfire risk management works are required to facilitate the proposed modification.

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.