

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2023/0146
Proposed Development:	Modification of Development Consent DA2019/1522 granted for consolidation of two lots into one, demolition works and construction of a dwelling house including a swimming pool
Date:	28/04/2023
Responsible Officer	Maxwell Duncan
Land to be developed (Address):	Lot 2 DP 7391 , 43 Beach Road COLLAROY NSW 2097 Lot 1 DP 300846 , 41 Beach Road COLLAROY NSW 2097

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 proposal seeks approval for modifications to DA2019/1522.

The comments on this referral relate to the following applicable controls and provisions:

- Warringah DCP - Clause E4 Wildlife Corridors

The proposed modifications are unlikely to impact native flora and fauna.

No native vegetation or fauna habitat would be impacted, the development is designed, sited and will be managed to avoid any significant impact to the current ecological function of the corridor.

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.