

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2024/0611
Proposed Development:	Modification of Development Consent DA2023/1745 granted for Alterations and additions to a dwelling house including a swimming pool and carport
Date:	14/11/2024
Responsible Officer	Stephanie Gelder
Land to be developed (Address):	Lot 383 DP 16902 , 85 Palmgrove Road AVALON 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 proposed modification seeks approval for minor changes to the approved development, including enlarging the existing carport. The plans indicate the tree upslope from the works is to be retained. This tree is also not mapped within the Biodiversity Values map area and therefore will not trigger entry into the BOS.

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.