

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2023/0224
Proposed Development:	Modification of Development Consent DA2020/0231 granted for Alterations and additions to a dwelling house including a swimming pool
Date:	11/05/2023
Responsible Officer	Thomas Bershtein
Land to be developed (Address):	Lot 22 DP 19657 , 16 Stephen Street BEACON HILL NSW 2100

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 DA2020/0231.

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

- Planning for Bushfire Protection 2019
- Warringah DCP E2 Prescribed Vegetation
- Warringah DCP Clause E4 Wildlife Corridors
- Warringah DCP Clause E6 Retaining unique environmental features

The proposal does not require the removal of native vegetation and is unlikely to impact native fauna. No additional conditions will apply.

No native vegetation or fauna habitat would be impacted, the development is designed, sited and will be managed to avoid any significant adverse environmental impact.

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.