

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2023/0494
Proposed Development:	Modification of Development Consent DA2022/0084 granted for Demolition works and construction of a dwelling house, secondary dwelling and swimming pool.
Date:	25/09/2023
Responsible Officer	Claire Ryan
Land to be developed (Address):	Lot 114 DP 8394 , 73 Marine Parade 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 application seeks consent to modify Development Consent DA2022/0084.

The proposed modifications are largely contained within the existing proposed development footprint. The Arborist has confirmed that there are no additional impacts to trees and the Bushfire consultant has confirmed that the revised proposal does not adversely affect the results of the original bushfire assessment.

No additional impacts to biodiversity and as such no objections are raised.

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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Adherence to Natural Environment Consent Conditions

All biodiversity-related conditions of consent under previous development applications are to be adhered to, including DA2022/0084, unless amended by these biodiversity-related conditions of consent.

Reason: To protect biodiversity values.