

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2025/0273
Proposed Development:	Modification of Development Consent DA2023/1596 granted for Alterations and additions to a dwelling house
Date:	19/06/2025
Responsible Officer	Ryan Fehon
Land to be developed (Address):	Lot 1 DP 26168 , 52 A Consul Road BROOKVALE 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 comments in this referral relate to the following applicable controls and provisions:

- Warringah DCP – E2 Prescribed Vegetation
- Warringah DCP – E4 Wildlife Corridors
- Warringah DCP – E5 Native Vegetation
- Warringah DCP – E6 Retaining unique environmental features

The proposed modification is for the replacement of previously required screen planting with a built screen due to bushfire requirements. It is not expected to have significant impact to native flora and fauna subject to the original approval conditions.

No objections in relation to biodiversity, subject to conditions.

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.