

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2023/0438
Proposed Development:	Modification of Development Consent DA2020/0820 granted for alterations and additions to a dwelling house
Date:	28/08/2023
Responsible Officer	Brittany Harrison
Land to be developed (Address):	Lot 3 DP 29283 , 87 Alexandra Crescent BAYVIEW NSW 2104

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 section 4.55 modifications of Development consent of DA202/0820 for alterations and additions to a dwelling house.

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

- NSW Biodiversity Conservation Act 2016
- Pittwater LEP 2014 - Clause 7.6 Biodiversity Protection
- Pittwater 21 DCP - Clause B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community

Portions of the site are identified on the Department of Planning and Environment's Biodiversity Values Map (BV Map). Under the NSW Biodiversity Conservation Act 2016, any removal of native vegetation from within mapped areas will trigger the Biodiversity Offset Scheme (BOS) and the requirement for a Biodiversity Development Assessment Report (BDAR). However, the submitted plans and documentation indicate that the proposed works are located outside of the BV Map area and therefore will not trigger entry into the BOS. The modifications proposed are internal and as such take place within the original proposed construction footprint. No modifications to impacts on native vegetation are proposed.

Conditions set in the previous Natural Environment Referral Response - Biodiversity (01/10/2020) still apply.

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 DA2020/0820, unless amended by these biodiversity-related conditions of consent.

Reason: To protect biodiversity values.