

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2021/0444
Date:	13/07/2021
Responsible Officer	Anne-Marie Young
Land to be developed (Address):	Part Lot 2 DP 595174 , 184 Garden Street WARRIEWOOD NSW 2102

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

Council's biodiversity and planning team have reviewed the proposed modification application against the relevant planning controls within the Pittwater 21 LEP and DCP. It is note that the proposed works are minor and would not result in impacts to local biodiversity values. No trees or native vegetation is proposed for removal.

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 N0123/17, unless amended by these biodiversity-related conditions of consent.

Reason: To protect biodiversity values.