

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2023/0322
Proposed Development:	Modification of Development Consent DA2022/1779 granted for Alterations and additions to a dwelling house.
Date:	30/06/2023
Responsible Officer	Nick Keeler
Land to be developed (Address):	Lot 22 DP 527184 , 60 Prince Alfred Parade NEWPORT NSW 2106

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 modification of Development Consent DA2022/1779 granted for Alterations and additions to a dwelling house.

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

- SEPP (Resilience and Hazards) 2021 cl. 2.10 Development on land within the coastal environment area
- Pittwater LEP 2014 - cl. 7.6 Biodiversity Protection
- Pittwater 21 DCP - cl. B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community

The proposed modifications would take place inside the current building footprint and are unlikely to impact native flora and fauna.

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:

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 DA2022/1779, unless amended by these biodiversity-related conditions of consent.

Reason: To protect biodiversity values.