

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2023/0506
Proposed Development:	Modification of Development Consent DA2022/1527 granted for alterations and additions to a dwelling house
Date:	25/09/2023
Responsible Officer	Stephanie Gelder
Land to be developed (Address):	Lot 1 DP 1132852 , 18 - 20 Sturdee Lane LOVETT BAY NSW 2105

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 is for modification to development consent DA2022/1527.

The documentation submitted with the application confirm that the modification does not result in changes in the Bushfire Assessment or Arboricultural Assessment.

No impacts to biodiversity as a result of the modifications and as such no objections are raised 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:

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 DA2022/1527, unless amended by these biodiversity-related conditions of

consent.

Reason: To protect biodiversity values.