

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2022/0180
Date:	20/05/2022
Responsible Officer	Dean Pattalis
Land to be developed (Address):	Lot 2 DP 221631 , 78 Hudson Parade CLAREVILLE NSW 2107

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 modification to development consent DA2019/0152, as described in the Statement of Modification, is for internal design modifications to the building in the majority, and modifications to the Landscape Plan which are minor and do not substantially alter the landscape plan as approved, with minor changes to external access stairs.

The proposed modification does not require additional impacts to prescribed trees or vegetation, that have not been approved in previous Modifications, nor is it likely to impact on existing biodiversity values within the proposal site or on adjoining properties.

The Biodiversity Referral body raises no concerns with the modification proposal subject to the conditions provided for the previous DA consent (DA2019/0152), specifically conditions 10, 12, 13, 18, 28, 30, 34, 35, 36, 37, 39, 42, 43, 48, 51, 52, 55, 56, 57, 58 and 59.

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.