

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2023/0561
Proposed Development:	Modification of Development Consent DA2022/1706 granted for Alterations and additions to a dwelling house including secondary dwelling
Date:	20/10/2023
Responsible Officer	Nick Keeler
Land to be developed (Address):	Lot A DP 383227 , 4 Irrubel Road 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 DA2022/1706 granted for Alterations and additions to a dwelling house including secondary dwelling.

The proposal has been assessed against the following provisions:

- Pittwater LEP 2014 - cl. 7.6 Biodiversity Protection
- Pittwater 21 DCP - cl. B4.6 Wildlife Corridors

The proposed modifications would take place in the previously approved footprint and are therefore unlikely to impact upon native flora and fauna. No additional biodiversity conditions should be applied.

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:

Nil.