

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	Mod2024/0451
<b>Proposed Development:</b>	Modification of Development Consent DA2022/0084 granted for demolition works and construction of a dwelling house, secondary dwelling and swimming pool
<b>Date:</b>	06/09/2024
<b>Responsible Officer</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot 114 DP 8394 , 73 Marine Parade AVALON BEACH 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 application seeks consent to modify Development Consent DA2022/0084.

The proposed modifications are internal and as such will not impact biodiversity within the site. As such, no objections in relation to biodiversity.

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.