

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	REV2023/0002
<b>Proposed Development:</b>	Review of Determination of Application Alterations and additions to a dwelling house including garage
<b>Date:</b>	24/02/2023
<b>Responsible Officer</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot 30 DP 22275 , 82 Binburra Avenue 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 review seeks approval for alterations and additions as proposed under DA2022/0885  
The comments on this referral relate to the following applicable controls and provisions:

- Planning for Bushfire Protection 2019
- Pittwater LEP 2014 cl 7.6 Biodiversity.
- P21 DCP B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor.

As indicated in the previous Natural Environment Referral Response - Biodiversity (17/06/2022) the site is located on Bush fire prone land. The development does not require the removal of any significant vegetation for the purposes of an asset protection zone.

The development is to take place on parts of the site that have been previously disturbed and will not impact on bushland on the site or adjoining properties. There would be no net loss of native vegetation.

It is concluded that previous biodiversity comments and conditions continue to apply to the proposal and no amendments to the original biodiversity referral are proposed.

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 DA2022/0885, unless amended by these biodiversity-related conditions of consent.

Reason: To protect biodiversity values.