

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	Mod2021/0446
<b>Date:</b>	02/07/2021
<b>Responsible Officer</b>	Kent Bull
<b>Land to be developed (Address):</b>	Lot 70 DP 11067 , 32 The Strand WHALE 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 mod seeks approval for:

- Installation of a passenger lift connecting the second floor level (garage and master bedroom) and the first floor (living) level.
- The modification of the external south side stairs to delete the top flight (between first floor and garage level)
- Replacing the stair with a planter on the western side of the lift and the lift shaft
- The deletion of the window into the first floor which the lift core now occupies (L1/W05)
- The widening of the window/door in the laundry (L1D05)

The application does not require the removal of prescribed trees or vegetation, nor is it likely to impact on nearby biodiversity values. Council's Natural Environment Unit - Biodiversity referral team has no objections to the proposed modification subject to the conditions provided for the previous DA consent (DA2019/0913).

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 DA2019/0913, unless amended by these biodiversity-related conditions of consent.

Reason: To protect biodiversity values.