

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2023/0545
Proposed Development:	Modification of Development Consent DA2021/1522 granted for Demolition works and construction of a dwelling house.
Date:	13/11/2023
Responsible Officer	Anaiis Sarkissian
Land to be developed (Address):	Lot C DP 381427 , 189 Riverview Road AVALON BEACH NSW 2107 Lot LIC 567410 , 189 Riverview Road 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 application seeks to modify Development Consent DA2021/1522.

The following documents have been reviewed in relation to biodiversity impacts from the proposed modifications:

- Flora and Fauna Impact Assessment Addendum Letter (ACS Environmental Pty Ltd, 17th October 2023)
- Arboricultural Confirmation Letter (Botanics Tree Wise People Pty Ltd, 20th October 2023)

The above listed documentation confirm that the proposed modifications slightly reduce impacts to biodiversity by increasing open space by 29m² and an increase in soft landscaping by 18m².

As there are no additional impacts to biodiversity, there are no objections subject to the original conditions.

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 DA2021/1522, unless amended by these biodiversity-related conditions of consent.

Reason: To protect biodiversity values.