

Natural Environment Referral Response - Biodiversity

Application Number:	DA2025/0407
Proposed Development:	Alterations and additions to a dwelling house
Date:	22/04/2025
Responsible Officer	Nick England
Land to be developed (Address):	Lot 34 DP 1135383 , 3 Fazzolari Avenue MONA VALE NSW 2103

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 proposed first floor addition has been assessed against Pittwater 21 Development Control Plan B4.18 Heathland/Woodland Vegetation. The development is proposed on parts of the site not containing a heathland/woodland community, and the impact to native vegetation is minimal.

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.