

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2023/0703
Proposed Development:	Modification of Development Consent DA2022/1342 granted for alterations and additions to a dwelling house
Date:	08/01/2024
Responsible Officer	Dean Pattalis
Land to be developed (Address):	Lot 93 DP 12749 , 43 Florence Terrace SCOTLAND ISLAND NSW 2105 Lot LIC 640698 , 43 Florence Terrace SCOTLAND ISLAND NSW 2105

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 modifications to development consent DA2022/1342.

The modification seeks to reduce the footprint of the dwelling approved under DA2022/1342 and is supported by a Modification Report (Waratah Planning, December 2023) and a Bushfire Report (Bushfire Consultancy Australia, December 2023). The proposed modifications result in a smaller footprint and as such a reduced impact upon biodiversity. No native trees or vegetation are proposed for removal as part of the modification and as such a BDAR is not required. No objections from a biodiversity perspective, subject to existing conditions under DA2022/1342.

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 DA2022/1342, unless amended by these biodiversity-related conditions of consent.

Reason: To protect biodiversity values.