

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2024/0037
Proposed Development:	Modification of Development Consent DA2023/0900 granted for Alterations and additions to a dual occupancy including two garages and a pool.
Date:	28/02/2024
Responsible Officer	Olivia Ramage
Land to be developed (Address):	Lot 53 DP 774017 , 4 C Minkara Road BAYVIEW NSW 2104

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 comments in this referral relate to the following applicable controls and provisions:

- Biodiversity Conservation Act 2016 (BC Act)
- Biodiversity Conservation Regulation 2017 (BC Reg)
- Pittwater LEP 2014 cl. 7.6 Biodiversity Protection
- Pittwater 21 DCP cl. B4.18 Heathland/Woodland Vegetation

The proposed modifications would not alter the recommendations and conditions of the original application (DA2023/0900). No additional removal of vegetation or impact to trees is being proposed.

The development is designed, sited and will be managed to avoid any significant adverse environmental impact.

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.