

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2025/0034
Proposed Development:	Modification of Development Consent DA2023/1210 granted for Alterations and additions to a dwelling house
Date:	10/02/2025
Responsible Officer	Olivia Ramage
Land to be developed (Address):	Lot 11 DP 251931 , 33 John Street 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 proposed modifications do not result in an increase in impact to biodiversity within the site, and as such there are no objections to the modifications.

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.