

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2025/0063
Proposed Development:	Modification of Development Consent DA2023/1780 granted for Demolition works and construction of a dwelling house including swimming pool
Date:	03/03/2025
Responsible Officer	Anaiis Sarkissian
Land to be developed (Address):	Lot 122 DP 8394 , 89 Marine Parade 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 modifications do not increase impacts to biodiversity and as such there are no objections, subject to existing 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:

Nil.