

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2025/0510
Proposed Development:	Modification of Development Consent DA2021/0319 granted for construction of a dwelling house including a swimming pool and inclinator
Date:	23/09/2025
Responsible Officer	Olivia Ramage
Land to be developed (Address):	Lot 7 DP 20097 , 190 McCarrs Creek Road CHURCH POINT NSW 2105 Lot LIC 395424 , 190 McCarrs Creek Road CHURCH POINT 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

This Section 4.55(2) Modification Application has been assessed in accordance with the following applicable controls and provisions:

- SEPP (Resilience & Hazards) 2021 - Coastal Environment Area
- Pittwater LEP 2014 - 7.6 Biodiversity Protection

This application seeks modifications to approved Development Application DA2021/0319.

The updated arborist letter (Growing My Way, July 2025) states that the proposed modifications will not result in any further impacts to the tree or vegetation communities within the sight or adjoining properties. Additionally, a review of all trees on site found that none have changed in condition since the last assessment.

There are no objections to these modifications and no additional conditions will be added.

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.