

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2025/0629
Proposed Development:	Modification of Development Consent DA2021/1320 granted for Alterations and additions to a dwelling house including a boat shed and inclinator
Date:	10/11/2025
Responsible Officer	Tess Johansson
Land to be developed (Address):	Lot 12 DP 776130 , 180 McCarrs Creek Road CHURCH POINT NSW 2105 Lot LIC 616533 , 180 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

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

- SEPP (Resilience and Hazards) 2021 – Coastal Environment Area
- Planning for Bushfire Protection 2019
- Pittwater LEP - Clause 7.6 Biodiversity Protection

The application seeks consent for: the reposition of the previously approved inclinator.

The proposed modifications do not change the impact to biodiversity as originally approved subject to conditions in DA2021/1320 and therefore do not increase the potential for impacts to biodiversity values.

Existing conditions are considered still relevant and adequate.

No objections in relation to biodiversity, subject to existing conditions under Mod2023/0633 and DA2021/1320.

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.