

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2021/0883
Date:	03/12/2021
Responsible Officer	Anne-Marie Young
Land to be developed (Address):	Lot 2 DP 1248056 , 25 - 27 Warriewood Road WARRIEWOOD NSW 2102

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 modification is acceptable in relation to the Pittwater biodiversity planning controls. I note the comments and proposed landscape condition from Councils Landscape Officer.

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.