

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2022/0352
Date:	12/08/2022
Responsible Officer	Luke Zajac
Land to be developed (Address):	Lot 3 DP 1115877 , 53 B Warriewood Road WARRIEWOOD NSW 2102 Lot 3 DP 942319 , 53 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 modification application for development consent DA 2019/0263 has been reviewed. The modification application seeks to reduce the extent of hard surfaces on the site to provide a greater area for landscaping and to maximise on-site infiltration of stormwater. The proposed modifications do not adversely impact approved landscaping, the creekline corridor or the wider natural environment.

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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Adherence to Natural Environment Consent Conditions

All biodiversity-related conditions of consent under previous development applications are to be adhered to, including DA 2019/0263 unless amended by these biodiversity-related conditions of consent.

Reason: To protect biodiversity values.