

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2021/0230
<b>Date:</b>	26/03/2021
<b>Responsible Officer</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 3 DP 270907 , 73 Lorikeet Grove 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 lot was created as part of an approved subdivision within the Warriewood Valley land release area. The addition of a pool to the existing approved dwelling development will not have a significant effect on biodiversity and therefore no further assessment is required.

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.