

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2024/0365
<b>Proposed Development:</b>	Partial demolition works and alterations and additions to a dwelling house
<b>Date:</b>	22/04/2024
<b>Responsible Officer</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot 31 DP 8443 , 48 Serpentine Crescent NORTH BALGOWLAH NSW 2093

### 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:

- Warringah DCP - Clause E2 Prescribed Vegetation
- Warringah DCP - Clause E6 Retaining unique environmental features

It is noted that a Landscape Plan has been requested and will be submitted with the application. The Biodiversity referral will recommence upon reception of the required Landscape Plan as per Council's DA Lodgement Requirements for new dwellings.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Natural Environment Conditions:

Nil.