

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2022/0285
<b>Date:</b>	15/03/2022
<b>Responsible Officer</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot 8 DP 270907 , 5 Baz Retreat 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 biodiversity planning requirements for this site were addressed as part of the previously approved subdivision application. The ongoing management of the community association lot and responsible pet ownership are outlined within the Community Management Statement.

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.