

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	Mod2024/0550
<b>Proposed Development:</b>	Modification of Development Consent DA2018/1654 granted for Demolition works and Construction of a new aged care facility including underground parking
<b>Date:</b>	08/11/2024
<b>Responsible Officer</b>	Kye Miles
<b>Land to be developed (Address):</b>	Lot 3 DP 805710 , 181 Forest Way BELROSE NSW 2085

### 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 minor changes to Condition 22 Engagement of Project Ecologist do not change the intent of the original condition and can be supported.

Other changes to the building do not result in an increase if potential for impacts to biodiversity values. Proposed changes to the stormwater management system design should be reviewed by Councils catchments team.

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.