

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2022/0983
<b>Date:</b>	15/07/2022
<b>Responsible Officer</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot 3 DP 1115877 , 53 B 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 application is for a dwelling within a previously approved subdivision. The relevant biodiversity planning objectives and controls were addressed as part of the subdivision application, and the subdivision approval consent conditions will be implemented to minimise and mitigate impacts to the local biodiversity values.

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.