

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2021/0426
<b>Date:</b>	28/05/2021
<b>Responsible Officer</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 22 DP 271139 , 4 Bubalo Street 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

Council's Biodiversity referrals team have reviewed the Development Application for compliance against the following biodiversity related provisions:

- Pittwater LEP cl. 7.6 Biodiversity Protection
- Coastal Management SEPP 2018 cl. Development on land in proximity to coastal wetlands

Council's Landscape referrals team have requested that an Arboricultural Impact Assessment be submitted with the application in accordance with Northern Beaches Council's DA Lodgement Requirements.

At this stage Council's Biodiversity referrals team have insufficient information to continue with the assessment of the Development Application. Upon receipt of the Arboricultural Impact Assessment, assessment will recommence.

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.