

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2025/0576
<b>Proposed Development:</b>	Use of detached shed as habitable space
<b>Date:</b>	17/06/2025
<b>Responsible Officer</b>	Ryan Fehon
<b>Land to be developed (Address):</b>	Lot 13 DP 31700 , 27 Tulich Avenue DEE WHY NSW 2099

### 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 – E2 Prescribed Vegetation
- Warringah DCP – E4 Wildlife Corridors
- Warringah DCP – E6 Retaining unique environmental features
- SEPP (Resilience and Hazards) 2021 – Coastal Environment Area

The proposal does not involve any additional development and will not require the removal of any native trees or vegetation. No objections in relation to biodiversity, subject to conditions.

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.