

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2025/0137
<b>Proposed Development:</b>	Demolition works and construction of a dual occupancy including strata subdivision
<b>Date:</b>	05/03/2025
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 13 DP 848133 , 20 Campbell Avenue CROMER 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 potential impacts of the development on terrestrial biodiversity has been assessed against the State Environmental Planning Policy (Resilience and Hazards) 2021 clause 2.10 Development on land within the coastal environment area. The development will not require the removal of any significant biodiversity, and is designed, sited and will be managed to avoid an adverse impact on the integrity and resilience of the ecological environment.

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.