

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	Mod2022/0459
<b>Date:</b>	29/11/2022
<b>Responsible Officer</b>	Adam Susko
<b>Land to be developed (Address):</b>	Lot 2 DP 1145029 , 33 A Myoora Road TERREY HILLS NSW 2084

### 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 current modification is predominantly contained within the approved buildings, and the changes to the landscaping to the northern boundary has been assessed by the Council Landscape team. The modification is unlikely to have a significant impact on the endangered ecological community and coastal upland swamp on site, and no impact on the Biodiversity Stewardship Agreement will result.

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:

#### **CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**

### Adherence to Natural Environment Consent Conditions

All biodiversity-related conditions of consent under previous development applications are to be adhered to, including DA2017/0385, unless amended by these biodiversity-related conditions of consent.

Reason: To protect biodiversity values.