

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	Mod2022/0286
<b>Date:</b>	12/08/2022
<b>Responsible Officer</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 2 DP 1248056 , 25 - 27 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 site is currently cleared and the proposed modification will not change the impacts to existing biodiversity values. The amended landscape plan is acknowledged and this will be assessed for suitability by others.

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.