

## Natural Environment Referral Response - Biodiversity

|                                        |                                                                                                           |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b>             | Mod2025/0458                                                                                              |
| <b>Proposed Development:</b>           | Modification of Development Consent DA2023/0794 granted for Alterations and additions to a dwelling house |
| <b>Date:</b>                           | 19/08/2025                                                                                                |
| <b>Responsible Officer</b>             | Kye Miles                                                                                                 |
| <b>Land to be developed (Address):</b> | Lot 7 DP 23936 , 14 Summit 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 Clause E2 Prescribed Vegetation
- Warringah DCP Clause E4 Wildlife Corridors
- Warringah DCP Clause E6 Retaining Unique Environmental Features
- SEPP (Resilience and Hazards) 2021 – Coastal Environment Area

The proposed modifications will take place within an existing developed area and minor landscaped gardens. No native vegetation or trees are proposed for removal. As such, impacts to flora and fauna and nearby biodiversity values is considered unlikely.

No objections in relation to biodiversity, subject to original 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.