

Natural Environment Referral Response - Biodiversity

Application Number:	DA2022/0422
Date:	27/04/2022
Responsible Officer	Claire Ryan
Land to be developed (Address):	Lot 37 DP 13745 , 110 Woorarra Avenue NORTH NARRABEEN NSW 2101

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

There is insufficient information to assess the proposal at this time.

The following biodiversity-related provisions apply to the subject site:

- State Environmental Planning Policy (Coastal Management) 2018
 - o Clause 13 (Coastal Environment Area)
- Pittwater Local Environmental Plan 2014 (LEP)
 - o Part 7.6 Biodiversity
- Pittwater Development Control Plan 21 (DCP)
 - o Section B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor
 - o Section B4.6 Wildlife Corridors

The submitted plans indicate that the proposal will require removal of protected trees, at least one of which does not have prior consent. An Arboricultural Impact Assessment, prepared in accordance with the requirements of Council's Landscape referral body, is therefore required to be submitted. The Biodiversity assessment will recommence upon receipt of this information.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.