

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0146
Responsible Officer	Adam Urbancic
Land to be developed (Address):	Lot 31 DP 5464 , 31 Warriewood Road WARRIEWOOD NSW 2102 Lot 30 DP 5464 , 29 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 proposal has been assessed against Pittwater LEP 7.6 and DCP B4.4. A Landscape Plan was provided (L/01 prepared by A Total Concept dated 20/12/2018). The control requires 60% of plantings to be from the "Lowlands" vegetation type in the Native Gardening booklet available on Council's website. DCP C1.1 required canopy tree planting. The Landscape Plan is supported as it includes a number of native species that are consistent with the Lowlands vegetation type.

Referral Body Recommendation

Recommended for approval

Recommended Natural Environment Conditions:

Nil.