

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0263
Responsible Officer	Rebecca Englund
Land to be developed (Address):	Lot 3 DP 1115877 , 53 B Warriewood Road WARRIEWOOD NSW 2102 Lot 3 DP 942319 , 53 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

I have reviewed the subdivision plans and flora & fauna report and provide the following comments.

Clause 7.6 Biodiversity of PLEP 2014 applies to the site. Based on the current site conditions and the proposed creek line corridor rehabilitation within Lot 16, the development is designed, sited and will be managed to avoid any significant adverse environmental impact. The provision of Lot 16 means that the subdivision will not significantly impact opportunities for rehabilitation of aquatic and riparian vegetation, habitats and ecosystems within creek line corridors, thereby satisfying clause 6.1 (4)(a).

The development is located on waterfront land, and the rehabilitation of the creek line corridor should be planned and implemented in accordance with a Vegetation Management Plan, and this must be submitted to Council as part of the application. The VMP is to be submitted to Council for review, and should

- detail the methods, timing, implementation, management, maintenance and monitoring to guide the restoration of the creek line corridor to a vegetation community characteristic of the locality,
- be developed in accordance with the NSW Office of Water publication "Guidelines for vegetation management plans on waterfront land", and
- incorporate the recommendations contained in section 6 of the Flora & Fauna Assessment (Ecological ASust dated 21 January 2019).

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.