

Natural Environment Referral Response - Biodiversity

Application Number:	DA2024/1847
Proposed Development:	Subdivision of a proposed lot into nine (9) lots and construction of two (2) semi-detached dwellings and seven (7) dwellings across two attached housing buildings
Date:	06/02/2025
Responsible Officer	Phil Lane
Land to be developed (Address):	Lot 3 DP 1115877 , 53 B Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 1115877 , 53 A 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

This DA specifically pertains to one of the residential super lots to be created under Development Application No. DA/2024/1079 should it be approved. A Flora and Fauna Assessment by Kingfisher Ecology has been assessed under DA/2024/1079. The referral by Councils Biodiversity team concluded that the Flora and Fauna Assessment (Kingfisher 2024) submitted as part of the subdivision DA did not provide a suitable assessment of the biodiversity values of the subject site or the potential impacts of the proposal.

The current DA may impact terrestrial biodiversity (Pittwater LEP cl 7.6) and the Coastal Wetland Proximity Area (SEPP Resilience & Hazards cl 2.9). While the likely impacts to biodiversity protected under the relevant planning controls, and any required impact mitigation measures, will be addressed as part of the subdivision DA, until the biodiversity assessment issues previously raised are resolved, the current DA cannot be determined.

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.