

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0385
Responsible Officer	Megan Surtees
Land to be developed (Address):	Lot 32 DP 5464 , 41 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 parent lot is mapped as 'Biodiversity' under the Pittweater LEP, however this does not apply to the subject site. The Warriewood Valley Landscaping controls for individual allotments applies, and the Landscape Plan (Outbuild dated 03/04/2019) is to be in accordance with this control. No significant impact to biodiversity values is likely to occur as a result of the proposed development.

Referral Body Recommendation

Recommended for approval

Recommended Natural Environment Conditions:

Nil.