

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2025/0890
<b>Proposed Development:</b>	Demolition works and removal of existing 2 storey timber boatshed
<b>Date:</b>	30/07/2025
<b>Responsible Officer</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 7347 DP 1148450 , 0 Gourlay Avenue BALGOWLAH NSW 2093

### 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 comments in this referral relate to the following applicable controls and provisions:

- SEPP (Resilience and Hazards) - Coastal Environment Area
- Manly LEP - 6.5 Terrestrial biodiversity

The proposed demolition and land reinstatement works will not impact upon any surrounding trees or native vegetation located within the Wellings Reserve. Comments on potential impacts to the marine environment need to be assessed by the appropriate referral body.

All natural landscape features, including any rock outcrops, native vegetation and/or watercourses, are to remain undisturbed during the construction works, except where affected by necessary works detailed on approved plans. This will be conditioned.

There are no objections in relation to Biodiversity, subject to conditions.

The proposal is therefore supported.

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

### Recommended Natural Environment Conditions:

## CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

### Wildlife Protection

If construction activity associated with this development results in injury or displacement of a native mammal, bird, reptile or amphibian, a licensed wildlife rescue and rehabilitation organisation must be contacted for advice.

Reason: To protect native wildlife.

**Protection of Habitat Features**

All natural landscape features, including any rock outcrops, native vegetation and/or watercourses, are to remain undisturbed during the construction works, except where affected by necessary works detailed on approved plans.

Reason: To protect wildlife habitat.

**No Weeds Imported On To The Site**

No Priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan) are to be imported on to the site prior to or during construction works.

Reason: To reduce the risk of site works contributing to spread of Priority and environmental weeds.