

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0080
Responsible Officer	Danielle Deegan
Land to be developed (Address):	Lot 21A DP 350345 , 34 Beatty Street BALGOWLAH HEIGHTS 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 proposed development has been assessed against Manly LEP Clause 6.5 (Terrestrial Biodiversity). The subject site is previously modified with limited remnant native vegetation and wildlife habitat. It is considered that, subject to conditions of consent including those recommended by Council's Senior Landscape Architect, the proposal is consistent with the objectives of the clause.

Referral Body Recommendation

Recommended for approval, subject to conditions

Recommended Natural Environment Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Construction Hours – Manly LEP Clause 6.5

Construction hours are to be adhered to, with no construction vehicles or heavy machinery used outside the hours of 7:00am and 5:00pm.

Reason: Noise and vibration can disturb local native fauna (including threatened species) and prevent access to their natural habitats.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Dead or Injured Wildlife – Manly LEP Clause 6.5

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

Reason: To mitigate potential impacts to native wildlife resulting from construction activity.