

Natural Environment Referral Response - Biodiversity

Application Number:	DA2022/0434
Date:	27/04/2022
Responsible Officer	David Auster
Land to be developed (Address):	Lot 2 SP 15039 , 2 / 73 Lauderdale Avenue FAIRLIGHT NSW 2094 Lot 1 SP 15039 , 1 / 73 Lauderdale Avenue FAIRLIGHT NSW 2094

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

Council's Biodiversity referral team have reviewed the application against Manly Local Environmental Plan 2013 (LEP) - Clause 6.5 Terrestrial Biodiversity.

The subject site is located on the Manly Terrestrial Biodiversity Map however, it would appear the proposed development, and ancillary services, will occur within the existing footprint of the hard stand and dwelling area and will not have a significant impact on local biodiversity values. Conditions have been applied to the development to ensure consistency with the objectives of MLEP Clause 6.5 - Terrestrial Biodiversity. Impacts are to be managed as part of construction management on site. All storage, stockpiling and parking of vehicles must be within the existing hard stand area.

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 registered 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.

All storage, stockpiling and parking of vehicles must be within the existing hard stand area. Tree protection measures are to be in place should construction works impinge on canopy trees or their root plate zones.

Reason: To protect wildlife habitat.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE****No Weeds Imported On To The Site**

No Priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan 2019 – 2023) are to be imported on to the site prior to or during construction works.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to issue of any Occupation Certificate.

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