

Natural Environment Referral Response - Biodiversity

Application Number:	DA2025/1593
Proposed Development:	Demolition works and construction of a boatshed
Date:	13/11/2025
Responsible Officer	Lachlan Rose
Land to be developed (Address):	Lot 22 DP 1124834 , 2 A 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 comments in this referral relate to the following applicable controls and provisions:

- Manly DCP – Clause 6.5 Terrestrial Biodiversity
- SEPP (Resilience and Hazards) 2021 – Coastal Environment Area

The application seeks consent for: the construction of a new boat shed and associated works.

The proposal does not require the removal of any protected trees. The development proposal identifies 3 trees (Trees 4, 5 and 7) that will experience encroachment due to the proposed development. The prepared Arborist report (Temporal Tree Management, October 2025) has identified these incursions as acceptable and that all trees will remain healthy with the implementation of tree protection measures and sensitive excavation methods. A tree protection plan has been developed and will be implemented.

The proposed development will take place within an existing developed area and minor landscaped gardens. No native vegetation or trees are proposed for removal. As such, impacts to flora and fauna and nearby biodiversity values is considered unlikely.

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

No Clearing of Vegetation

Unless otherwise exempt, no vegetation is to be cleared prior to issue of a Construction Certificate.

Details demonstrating compliance are to be submitted to the Certifier prior to issue of Construction Certificate.

Reason: To protect native vegetation.

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.

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) are to be imported on to the site prior to or during construction works.

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

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