

Natural Environment Referral Response - Biodiversity

Application Number:	DA2025/0382
Proposed Development:	Demolition works and Subdivision of one lot into two
Date:	26/05/2025
Responsible Officer	Lachlan Rose
Land to be developed (Address):	Lot 4 DP 82179 , 22 Stuart Street MANLY NSW 2095

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:

- Biodiversity Conservation Act 2016
- Biodiversity Conservation Regulation 2017
- Manly LEP Clause 6.5 Terrestrial Biodiversity
- Manly DCP Clause 5.4.2 Threatened Species and Critical Habitat Lands

The proposal does not include any physical works and would not result in impacts to the Threatened population of Long-Nosed Bandicoots of North Head and the Endangered Population of Little Blue Penguins of Manly. However, it should be noted that if the subdivision is approved, applications for the resulting lots will need to be submitted with the appropriate Biodiversity reports as stipulated in the Development Assessment Biodiversity Guidelines available on Council's website: <chrome-extension://efaidnbmninnibpcjpcglclefindmkaj/https://files-preprod-d9.northernbeaches.nsw.gov.au/nbc-prod-files/documents/general-information/environmental-and-community-protections/biodiversity-requirements-development-applications.pdf?1745811028>.

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:

Nil.