

Natural Environment Referral Response - Biodiversity

Application Number:	DA2022/2075
Proposed Development:	Alterations and additions to a dwelling including installation of a spa
Date:	14/02/2023
Responsible Officer	Tony Collier
Land to be developed (Address):	Lot 5 SP 90989 , 9 Spring Cove Avenue 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 proposed development has been assessed against the following applicable biodiversity provisions:

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

The subject site is located within declared habitat of the endangered population of Long-nosed Bandicoots at North Head. As such, a 'threatened species test of significance' (or 'five part test') is required to be undertaken. This assessment has been completed and has concluded that the proposal is unlikely to result in a significant impact to the endangered bandicoot population, due to the minor nature of the works and the proposal to reinstate soft open space within the deck footprint. In addition, the proposal has been considered against applicable approved documents for the Spring Cove development. There are no objections from a biodiversity perspective, subject to recommended 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

Pre-clearance Survey

A pre-clearance survey for Long-nosed Bandicoot activity and presence is required prior to the removal of any vegetation, material or debris stockpiles. Clearing may only proceed if the survey concludes that no Long-nosed Bandicoots are present within the area to be cleared or the immediate vicinity. A record of each inspection is to be made in the daily inspection register log-book. The log-book is to be made available to Principal Certifying Authority.

Reason: To avoid injury or death of Little Penguins or Long-nosed Bandicoots which may be utilising stockpiles of vegetation, materials or debris.

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 Certifier prior to issue of any Occupation Certificate.

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