

Natural Environment Referral Response - Biodiversity

Application Number:	DA2021/0574
Date:	19/05/2021
Responsible Officer	Kye Miles
Land to be developed (Address):	Lot 1 DP 998291 , 48 Wood 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

Council's Natural Environment Unit - Biodiversity referral team have reviewed the application for consistency against the relevant environmental legislation and controls, including:

Biodiversity Conservation Act 2016 (BC Act) Manly Local Environmental Plan (MLEP)

- Clause 6.5 (Terrestrial Biodiversity)

Manly Development Control Plan (MDCP)

- Clause 3.3.1. a) iv) Landscaping Design
- Clause 5.4.2 (Threatened Species and Critical Habitat Lands)

The proposal involves minor additions and alterations to the existing dwelling and the provision of an off-street car space with driveway access from Wood Street together with perimeter landscaping within the front yard and works to the rear yard of the site.

Given the limited extent of works, and small impact on soft-landscaping Council have concluded that no significant impact on the Long-nosed Bandicoot - North Head population was likely to occur. Issues relating to Landscaping for Lon-nosed Bandicoots in accordance with section 3.3.1 of the MDCP have been captured within the Landscape Referral response. Subject to conditions the Bushland and Biodiversity referral team find the application to be consistent against relevant environmental controls.

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Dead or Injured Wildlife

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 protect native wildlife.

**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.

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

Control of Domestic Dogs/Cats

Domestic dogs and cats are to be kept from entering wildlife habitat areas at all times.

Dogs and cats are to be kept in an enclosed area and/or inside the dwelling, or on a leash such that they cannot enter areas of wildlife habitat, bushland or foreshore unrestrained, on the site or on surrounding properties or reserves.

Reason: To protect native wildlife in accordance.