

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/0306
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	02/06/2023
Responsible Officer	Brittany Harrison
Land to be developed (Address):	Lot 15 DP 1189590 , 20 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

Biodiversity Referral (2 June 2023)

The amended landscaping proposal is noted and supported. Additional plantings in the eastern corner of the site will now provide for no net loss of bandicoot habitat and ensure compliance with the Bandicoot Habitat Plan for the Spring Cove estate.

Biodiversity Referral (12 May 2023)

The proposal seeks approval for alterations and additions to a dwelling house including a swimming pool.

The comments in this referral relate to the following applicable controls and provisions:

- NSW Biodiversity Conservation Act 2016
- Manly LEP 2013 - Part 6.5 Terrestrial Biodiversity
- Manly DCP - Part 5.4.2 Threatened Species and Critical Habitat Lands.

The proposal would take place in the "vegetated link" (bandicoot movement corridor), which is required to be maintained as bandicoot habitat under the Spring Cove Bandicoot Habitat Plan of the original estate consent. As the development would result in the removal of this vegetated link, compensatory planting is required to be undertaken elsewhere on the property to ensure no net loss of bandicoot habitat. Proposed measures to ensure no net loss of bandicoot habitat must be confirmed before compliance with relevant biodiversity controls can be assessed, and may be demonstrated by either an amended landscape plan (showing proposed areas of improved bandicoot habitat elsewhere on the site), or an ecology report (prepared by a suitably qualified ecologist) outlining proposed bandicoot habitat replacement measures.



LEGEND

- PROPOSED VEGETATED LINK [BANDICOOT MOVEMENT CORRIDOR]
- BANDICOOT ACCESSIBLE AREA [POTENTIAL FORAGING AREA]
- VEGETATED AREAS
- BUILDING FOOTPRINT AT GROUND LEVEL
- DEVELOPMENT FOOTPRINT [INCLUDING ROADS, FOOTPATHS, STAIRS AND WALLS]
- EXTENT OF ELEVATED BOARDWALK [TO ALLOW MOVEMENT OF BANDICOOTS BELOW]



Lend Lease Development
MANLY

SPRING COVE | PRECINCTS 5,6+10 ST PATRICKS ESTATE

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

Any habitat for native wildlife (including tree hollows) approved for removal is to be inspected for native wildlife prior to its removal. If native wildlife is found within habitat to be removed, a licensed wildlife rescue and rehabilitation organisation must be contacted for advice.

Any incidents in which native wildlife are injured or killed as a result of works are to be recorded, in addition to details of any action taken in response.

Written evidence of compliance (including records of inspections and any wildlife incidents) is to be provided to the Principal Certifier prior to any Occupation Certificate.

Reason: To protect native wildlife.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Protection of Habitat Features

All natural landscape features, including any rock outcrops, native vegetation and/or watercourses, are to remain undisturbed except where affected by necessary works detailed on approved plans.

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

Reason: To protect wildlife habitat.