



23 January 2014

Daniel Cullen
Project Manager
Oakstand Property Group

Re: **Terrestrial Biodiversity Report - Lot 8, 106B Darley Road, Manly**

Mr Cullen,

Spring Cove Developments is seeking permission from Manly Council to install a pool on Lot 8, 106 Darley Road, Manly. The property in question is part of the Spring Cove Development within St Patrick's Estate, Manly. After an initial assessment, Council has indicated that it requires additional information to complete its assessment, and has requested that a Terrestrial Biodiversity Report be prepared by a suitably qualified ecological consultant. The Terrestrial Biodiversity Report must address Clause 6.5 (3) and (4) of the Manly Local Environment Plan 2013.

On the 23rd January, 2014 a suitably qualified and experienced ecologist from Total Earth Care undertook a habitat assessment at Lot 8, 106B Darley Road, Manly. The habitat assessment involved inspecting Lot 8 for areas of habitat value for native flora and fauna species typically found within the locality. The habitat assessment targeted known habitat requirements for species, populations, and communities listed on the *Threatened Species Conservation Act 1995* (TSC Act). Specifically targeted were areas of suitable *Perameles nasuta* Long-nosed Bandicoot habitat. The *Long-nosed Bandicoot population - North Head* is listed as an Endangered Population on Part 2 Schedule 1 of the TSC Act.

In accordance with the request from Manly Council, the following information relating to Clause 6.5 (3) and (4) of the MLEP 2013 has been provided below.

Is the proposal likely to have any adverse impact on the condition, ecological value, and significance of the fauna and flora on the land?

Due to the construction of residential dwellings as part of the Spring Cove Development, the lot has been excavated and leveled from its original slope to allow for the development process. As such, the majority of Lot 8 is devoid of any vegetation, with exception of the Bandicoot Habitat Zone within the southern extent of the lot which has been mulched and planted with native species. The proposed pool will be located within the area of the lot that has been substantially altered as a result of the excavation and leveling thus it will not have an adverse impact on the condition, ecological value, and significance of the flora and fauna of the land. Moreover, the pool will not be located close to the boundary of the Bandicoot Habitat Zone and is unlikely to result in any adverse impacts to bandicoot habitat created once the plantings are established.



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Is the proposal likely to have any adverse impact on the importance of vegetation on the land to the habitat and survival of naive fauna?

As stated above, the majority of flora was removed from site during the excavation and leveling process. The removal of flora from site would have also resulted in the removal of suitable habitat for fauna species. The proposed pool will be located within the area of the lot that has been substantially altered as a result of the excavation and leveling thus it will not impact vegetation which is considered suitable habitat for bandicoots or general fauna species that occur within the locality. The vegetation within the Bandicoot Habitat Zone has been recently planted, and once established, will provide the population of bandicoots with suitable sheltering and foraging habitat. However, the pool will not be located close to the boundary of the Bandicoot Habitat Zone and is unlikely to result in any adverse impacts to bandicoot habitat created once the plantings are established.

Is the proposal likely to fragment, disturb or diminish the biodiversity structure, function and composition of the land?

The proposed pool will be located within the area of the lot that has been substantially altered as a result of the excavation and leveling. Therefore, the proposal is unlikely for fragment, disturb or diminish the biodiversity structure, function, and composition of the land within Lot 8. The Bandicoot Habitat Zone has been reserved to provide some form of habitat connectivity within the Spring Cove Development. As previously discussed, the pool will be located away from the Bandicoot Habitat Zone and is unlikely to impact the zone such that it will be disturbed, diminished, or fragmented.

Is the proposal likely to have any adverse impact on the elements providing connectivity on the land?

The proposed pool will be located within the area of the lot that has been substantially altered as a result of the excavation and leveling. This area of the Spring Cove Development will have already fragmented existing habitat to some extent; the addition of a pool will disrupt elements of the development providing connectivity. The Bandicoot Habitat Zone has been reserved to provide some form of habitat connectivity within the Spring Cove Development. As previously discussed, the pool will be located away from the Bandicoot Habitat Zone, therefore, it will not adversely impact the area so that connectivity on Lot 8 and within Spring Cove Development is lost or disrupted.

The construction of a pool on Lot 8 will not result in suitable bandicoot habitat being removed. However, the pool could pose a risk to individual bandicoots that may forage within Lot 8. The pool is located between the Bandicoot Habitat Zone and a grassed area near the front of the dwelling with a corridor of native vegetation linking the two areas. Bandicoots are known to forage in open grassed areas, including lawn, due to an abundance of food resources. Therefore, it is likely that bandicoots will move through Lot 8 from the Bandicoot Habitat Zone in the rear of the lot, to the grassed area in the front. The pool poses a risk of drowning for bandicoots foraging within Lot 8. However, this risk can be minimised through appropriate mitigation measures preventing bandicoots from entering the pool area. It is recommended that a 500mm high clear PVC barrier should be placed around the base of the pool fence to exclude bandicoots. This fence should be inspected and maintained regularly.

With the adoption of bandicoot exclusion measures around the pool, the pool has been designed and sited in a location unlikely to result in any significant adverse environmental impacts within the lot or wider development.



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If you have any questions in regard to this report please feel free to contact me.

Yours sincerely,

R Musgrave

Project Officer – Environmental Consulting