

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0491
Responsible Officer	Seth Dias
Land to be developed (Address):	Lot 8 SP 91322 , 8 / 11 - 15 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 proposal has been assessed against the following provisions:

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

The subject site is declared habitat for the endangered population of Long-nosed Bandicoot at North Head. Accordingly, an assessment in accordance with Section 7.3 of the BC Act is required to be prepared. Given that the proposal will not result in a loss of soft open space or threatened species habitat, Council's Biodiversity Section has undertaken this assessment. The assessment concluded that the proposal will not impact upon habitat or biodiversity values of the site and is considered to comply with the intent of relevant controls, subject to recommended conditions of consent.

Referral Body Recommendation

Recommended for approval, subject to conditions

Recommended Natural Environment Conditions:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Building materials, sedimentation

Equipment and stockpiles are not to be stored outside the boundary of the property, other than within the graveled area of the exclusive use area to the east of the property. The bandicoot habitat area to the east of the exclusive use area is to be protected from disturbance at all times during construction.

Reason: To maintain compliance with conditions of consent for Spring Cove Estate development approval.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Pre-clearance Survey Required – Penguin and Bandicoot Habitat

A pre-clearance survey for native wildlife activity and presence is required prior to the removal of any stockpiles. Clearing may only proceed if the survey concludes that no wildlife are present within the area to be cleared.

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

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

No cats or dogs

Cats and dogs are prohibited from Spring Cove Estate including the subject site in accordance with global condition of consent 103 for Spring Cove Estate (consent no. 482/2004).

Reason: To maintain compliance with global conditions of consent for Spring Cove Estate.

Dead or Injured Wildlife – Manly LEP Clause 6.5

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 mitigate potential impacts to native wildlife resulting from construction activity.