

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2024/0109
Proposed Development:	Modification of Development Consent DA2018/0628 granted for alterations and additions to an existing dwelling house including a secondary dwelling
Date:	16/04/2024
Responsible Officer	Dean Pattalis
Land to be developed (Address):	Lot 34 DP 8075 , 8 Bower 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

The application seeks modifications to Development Consent (DA2018/0628).

An updated Flora and Fauna Assessment Report (FFA; GIS Environmental Consultants 2024) has been submitted in support of the modifications and include a Tests of Significance (or '5-part test') for the endangered population of long-nosed bandicoots at North Head which are listed under the Biodiversity Conservation Act 2016 (BC Act). Development Consent (DA2018/0628) approved the removal of 298m² of good quality foraging habitat for long-nosed bandicoots within the site. The modification application is proposing the removal of an additional 46m² of good quality foraging habitat as a result of the reconfiguration of the development including the pool and cabana and inclusion of additional paved areas. The Ecologist has identified that "The change in bandicoot habitat is of a scale that is not likely to lead to the reduction in the population size or reproduction success of individuals, the population or their habitat". As such, there are no objections in relation to biodiversity, subject to additional 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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Compliance with Ecologist's Recommendations – Pre-construction

All impact mitigation measures specified in the approved Flora and Fauna Assessment Report (GIS Environmental Consultants 2024) are to be implemented at the appropriate stage of development.

Compliance with these measures is to be certified by the Project Ecologist in writing to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To confirm compliance with wildlife and habitat protection/replacement measures.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Compliance with Ecologist's Recommendations – During Construction

All impact mitigation measures specified in the approved Flora and Fauna Assessment Report (GIS Environmental Consultants 2024) are to be implemented at the appropriate stage of development.

Compliance with these measures is to be certified by the Project Ecologist in writing to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To confirm compliance with wildlife and habitat protection/replacement measures.

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

Compliance with Ecologist's Recommendations – Post Construction

All impact mitigation measures specified in the approved Flora and Fauna Assessment Report (GIS Environmental Consultants 2024) are to be implemented at the appropriate stage of development.

Written and photographic evidence of compliance is to be prepared by the Project Ecologist and provided to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To confirm compliance with wildlife and habitat protection/replacement measures.

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

Compliance with Ecologist's Recommendations – Ongoing

All impact mitigation measures specified in the approved Flora and Fauna Assessment Report (GIS Environmental Consultants 2024) are to be implemented at the appropriate stage of development.

Successful establishment/initiation of ongoing biodiversity measures is to be certified by the Project Ecologist in writing to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To confirm compliance with wildlife and habitat protection/replacement measures.