

Natural Environment Referral Response - Biodiversity

Application Number:	DA2021/0868
Date:	24/06/2021
Responsible Officer	Adam Croft
Land to be developed (Address):	Lot 5 DP 8075 , 82 - 84 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 approval for landscaping works to northern and southern yards. 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) State Environmental Planning Policy (Coastal Management)

- Coastal Environment Area

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 application does not require the removal of prescribed trees or vegetation, nor is it likely to impact on nearby biodiversity values.

The recommendation made by the Landscape referral team to amend species selection in the submitted Landscape Plan (Myles Baldwin Design 2021) is supported by NEU-Biodiversity.

Subject to conditions, including amendment of the Landscape Plan, 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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION
CERTIFICATE**

Fencing for Wildlife Passage

Any new permanent fencing (with the exception of swimming pool fencing) is to be made passable to native fauna through the provision of access gaps or raised fencing to provide appropriate ground clearance. Any access gaps are to be a minimum of 150mm wide x 100mm high at ground level and spaced at a minimum of 6m intervals.

Plans are to be certified as complying with this condition and provided to the Certifying Authority prior to issue of the Construction Certificate.

Reason: To preserve wildlife corridors.

**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.