

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/0306
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	12/05/2023
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

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 BANICOOTS BELOW)



Lend Lease Development
MANLY

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

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.