

Natural Environment Referral Response - Biodiversity

Application Number:	DA2024/0516
Proposed Development:	Alterations and additions to a dwelling house
Date:	22/05/2024
Responsible Officer	Lachlan Rose
Land to be developed (Address):	Lot 101 DP 998494 , 24 Fairy Bower Road 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 comments in this referral relate to the following applicable controls and provisions:

- Manly LEP - Clause 6.5 Terrestrial Biodiversity
- Manly DCP Clause 5.4.2 - Threatened Species and Critical Habitat Lands
- Manly DCP Clause 3.3.1 - Landscaping in Bandicoot Habitat

The subject site is located within declared habitat for the endangered population of long-nosed bandicoot North Head. As such, a threatened species "test of significance" is required. This assessment has been conducted by a Council Biodiversity Officer and has concluded that no significant impacts would take place.

Conditions will be applied to avoid and minimise potential impacts to the endangered bandicoot population.

No native vegetation or fauna habitat would be impacted, the development is designed, sited and will be managed to avoid any significant adverse environmental impact.

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

No Clearing of Vegetation

Unless otherwise exempt, no vegetation is to be cleared prior to issue of a Construction Certificate.

Details demonstrating compliance are to be submitted to the Certifier prior to issue of Construction Certificate.

Reason: To protect native vegetation.

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 distance between gaps is not to exceed more than 6 metres.

Any internal and/or boundary fencing and gates are to be designed to include 'access spaces' suitable for Long-nosed Bandicoots trying to access the property post-construction. These 'access spaces' are to be provided at intervals of no greater than 3m apart and are to be located at the bottom of the fencing/gate, being 300mm long and at least 150mm high and are not to be obstructed. Alternatively the length of the fence is to be raised 150mm off the ground. This condition does not apply to pool fencing.

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

Reason: To preserve wildlife corridors.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Pre-clearance Survey

Before any vegetation/materials/debris stockpiles are removed, a pre-clearance survey for Long-nosed Bandicoot activity and presence is required. Clearing should ideally be carried out at dusk and completed within one day so that Long-nosed Bandicoots do not reoccupy partially cleared areas overnight. A record of each inspection is to be made in the daily inspection register log-book. The logbook is to be made available to Principal Certifying Authority.

Written evidence of compliance (including records of inspections and any wildlife incidents) is to be provided to the Principal Certifier prior to any Occupation Certificate.

Reason: To protect native wildlife.

Wildlife Protection

If construction activity associated with this development results in injury or displacement of a native mammal, bird, reptile or amphibian, a licensed wildlife rescue and rehabilitation organisation must be contacted for advice.

If an uninjured Long-nosed Bandicoot enters the worksite or is found during a survey of

holes/stockpiles, works must cease until the Bandicoot has safely vacated the worksite. Any injured or dead Long-nosed Bandicoots found within the worksite must be reported to the National Parks & Wildlife Service (NPWS). For assistance to relocate a Bandicoot from the worksite, or to report a dead or injured Bandicoot, please contact:

- National Parks & Wildlife Service – Duty Officer (9457 9577)

Reason: To protect native wildlife.

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) are to be imported on to the site prior to or during construction works.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To reduce the risk of site works contributing to spread of Priority and environmental weeds.