

Natural Environment Referral Response - Biodiversity

Application Number:	DA2023/1709
Proposed Development:	Demolition works and construction of an outbuilding (cabana)
Date:	12/12/2023
Responsible Officer	Nick Keeler
Land to be developed (Address):	Lot 30 DP 8075 , 16 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 subject site is located within declared habitat for the endangered population of Long-nosed Bandicoots at North Head. As such, a 'threatened species test of significance' is required to be prepared. This assessment has been undertaken and has concluded that the proposal will not result in a significant impact to the endangered population or any other threatened entities.

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

Plans are to be certified as complying with this condition and provided to the Principal 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

Any vegetation, material or debris stockpiles are to be inspected for native wildlife prior to the stockpiles' removal or relocation. Removal or relocation of stockpiles may only proceed if the inspection confirms that no native wildlife, including bandicoots, are utilising or sheltering within the stockpiles. If native wildlife is found within habitat to be removed, a suitably qualified ecologist and/or licensed wildlife rescue organisation is to be contacted for advice.

Details of pre-clearance inspections are to be recorded within a works log-book and provided to the Principal Certifying Authority prior to any Occupation Certificate.

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.