

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2025/0656
Proposed Development:	Modification of Development Consent DA2018/0628 granted for Alterations and Additions to an existing dwelling house including a secondary dwelling.
Date:	02/12/2025
Responsible Officer	Lachlan Rose
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

Council's Biodiversity Referrals team have assessed the Development Application for compliance against the following applicable controls and provisions:

- NSW Biodiversity Conservation Act 2016
- NSW Biodiversity Conservation Regulation 2017
- Manly DCP – Clause 6.5 Terrestrial Biodiversity
- Manly LEP – Clause 5.4.2. Threatened Species and Critical Habitat Lands

The proposed modifications do not change the impact to biodiversity as originally approved subject to conditions in DA2018/0628 and Mod2024/0109 and therefore do not increase the potential for impacts to biodiversity values.

Existing conditions under DA2018/0628 and Mod2024/0109 are still considered relevant and adequate.

No objections regarding biodiversity, subject to existing conditions under DA2018/0628 and Mod2024/0109.

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:

Nil.