

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2023/0456
Proposed Development:	Modification of Development Consent DA2022/1305 granted for Alterations and additions to a dwelling house
Date:	30/08/2023
Responsible Officer	Megan Surtees
Land to be developed (Address):	lot 11 DP 1026519 Maritime Lic 30002506 , 39 Seaforth Crescent SEAFORTH NSW 2092 lot 11 DP 1026519 Maritime Lic 30002506 , 39 Seaforth Crescent SEAFORTH NSW 2092

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 to modify Development Consent DA2022/1305.

The application has been assessed against Manly LEP Clause 6.5 Terrestrial Biodiversity and State Environmental Planning Policy (Resilience and Hazards) 2021 clause 2.10 Development on land within the coastal environment area.

The proposed modifications are located within existing built upon or disturbed areas and do not require the removal of any native vegetation, nor will the proposal impact upon fauna habitat.

As such, the proposal is considered to comply with the applicable biodiversity controls and is designed, sited and will be managed to avoid an adverse impact to the local environment.

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

Adherence to Natural Environment Consent Conditions

All biodiversity-related conditions of consent under previous development applications are to be adhered to, including DA2022/1305, unless amended by these biodiversity-related conditions of consent.

Reason: To protect biodiversity values.