

Sarah and Patrick Joyce

C/o  
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19<sup>th</sup> February 2024

Re: Ecologist Response to s4.55 Application to modify Consent DA2021/1408, for the Demolition of an existing dwelling and construction of a new dwelling, boat shed and landscaping, 16 Addison Road Manly

**Subject: Impact to Biodiversity Values as a result of the Proposed Amendments to the Approved Development**

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### New plans in Mod

Title	Author	Rev	DWG./Doc. No./Ref.	Date
Statement of Environmental Effects	KN Planning Pty Limited	N/A	KN628	10/2023
Drawing Set: New Development Application	Patterson Associates LTD	A	Sheets no. 1.2- 1.7, 2.1, 2.2, 3.1, 3.2	19/09/2023

### Background

This property has two approved DAs

1. DA2021/1408 (The subject of this Mod application) for replacement house, boatshed and landscaping, currently under construction
2. DA2019/0808 for refurbishment of a sea pool adjacent to the property to start construction within weeks

### **Biodiversity Values on the Property and Immediately Adjacent**

The Biodiversity values present on this site are; foraging and habitat for the local north head bandicoot populations, habitat for the little penguin population, natural sandstone rock features and boulders, the natural cliff-face, the rocky foreshore and the downslope marine environment. Due to close proximity and being adjacent downslope these values are relevant to both DAs.

### **The extent of the proposed Modifications**

The proposed modifications are shown on the plans referenced above and include:

- additional basement excavation,
- increase in the GFA from 83.4 to 89.8m<sup>2</sup>,
- rise in the carport slab
- rise in the carport roof to allow adequate height clearance from carport level, direction of roof slope to be adjusted between grids 7 and 9 to better suit the gutter design and drainage and
- alterations have been made to internal layout, and skylights have relocated and added.

### **Effect of Proposed Modifications on Biodiversity Values**

The house DA is currently under construction with the demolition having been completed and the excavation nearly completed.

The parts of the site that have the most biodiversity value are the eastern end of the property. The proposed modifications will not have significant additional impact to biodiversity values. The biodiversity impact assessment in the Biodiversity Development Assessment Report, prepared by GIS Environmental Consultants (4/07/21) is still valid. While there are some minor modifications to the footprint and location of the property, none of these changes will have any additional impact on the surrounding environment. The recommendations made in the Biodiversity Development Assessment Report, prepared by GIS Environmental Consultants (4/07/21) are still relevant.

In conclusion, the proposed s4.55 modification will not have a significant additional impact to native vegetation, penguin habitat or bandicoot habitat or other biodiversity values.

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If you would like any further clarification, please contact us on (02) 9939 5129 or 0419 438 672.

Yours sincerely,



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