

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2022/0731
Proposed Development:	Modification of Development Consent DA2018/0832 granted for Construction of a dwelling house
Date:	15/02/2023
Responsible Officer	Maxwell Duncan
Land to be developed (Address):	Lot 2 DP 565073 , 149 A 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 proposal has been assessed against Manly LEP 2013 Clause 6.5 (Terrestrial Biodiversity).

The proposed modification will not result in a significant increase in impact to the existing biodiversity values, and therefore comply with the relevant planning controls.

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 DA2018/0832, unless amended by these biodiversity-related conditions of consent.

Reason: To protect biodiversity values.