

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2023/0149
Proposed Development:	Modification of Development Consent DA2021/2626 granted for Alterations and additions to a dwelling house including a garage
Date:	03/04/2023
Responsible Officer	Stephanie Gelder
Land to be developed (Address):	Lot 1 DP 1066457 , 36 Gurney 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 seeks approval for Modification of Development Consent DA2021/2626 granted for Alterations and additions to a dwelling house including a garage.

The comments in this referral relate to the following applicable controls:

- Manly LEP Clause 6.5 (Terrestrial Biodiversity).

The submitted bushfire report has concluded that no additional vegetation removal will have to take place. There are no objections to the modification from a biodiversity perspective (subject to retention of existing biodiversity conditions).

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 DA2021/2626, unless amended by these biodiversity-related conditions of consent.

Reason: To protect biodiversity values.