

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2025/0517
Proposed Development:	Modification of Development Consent DA2020/1027 granted for Alterations and additions to the existing cafe and the addition of a cool room, freezer room and bin storage area
Date:	22/09/2025
Responsible Officer	Lachlan Rose
Land to be developed (Address):	Lot 1 DP 1129384 , 0 Stuart 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 against the following provisions:

- NSW Biodiversity Conservation Act 2016
- NSW Biodiversity Conservation Regulation 2017
- SEPP (Resilience and Hazards) 2021 – Coastal Environment Area
- Manly DCP – Clause 6.5 Terrestrial Biodiversity
- Manly LEP – Clause 5.4.2. Threatened Species and Critical Habitat Lands

According to the Statement of Modification there is no physical works proposed for the site.

The proposed modifications do not change the impact to biodiversity as originally approved subject to conditions in DA2020/1027 and therefore do not increase the potential for impacts to biodiversity values.

Existing conditions are considered still relevant and adequate.

No objections in relation to biodiversity, subject to existing 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:

Nil.