

## Natural Environment Referral Response - Biodiversity

Application Number:	DA2020/0116
Responsible Officer	Gareth David
Land to be developed (Address):	Lot 189 DP 11162 , 129 Upper Clontarf Street 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 proposed development has been assessed against the following provision:

- Manly LEP Clause 6.5 (Terrestrial Biodiversity)

The proposal will result in removal of three trees (Trees 2, 4 and 5) of transient-short useful life expectancy and may encroach upon tree protection zones of an additional two trees. Subject to retention of trees with a medium to long safe useful life expectancy and compensatory plantings, it is considered that the proposal complies with the control objectives.

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**

##### **Tree Protection Measures to Be Implemented**

All pre-construction tree protection measures outlined in the submitted arboricultural report are to be implemented at the appropriate stage of development, unless modified by these conditions of consent in which case the conditions of consent will prevail. Compliance with this condition is to be certified by the Project Arborist prior to issue of the Construction Certificate.

**Reason:** To protect local native canopy trees in accordance with relevant Natural Environment controls.

## **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

### **Tree Protection Measures to Be Implemented**

All during-construction tree protection measures outlined in the submitted arboricultural report are to be implemented at the appropriate stage of development, unless modified by these conditions of consent in which case the conditions of consent will prevail. Compliance with this condition is to be certified by the Project Arborist prior to issue of the Construction Certificate.

**Reason:** To protect local native canopy trees in accordance with relevant Natural Environment controls.

## **CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

### **Tree protection measures to be Certified as Complete**

Initiation/establishment of post-construction tree protection measures outlined in the submitted arboricultural report is to be certified by the Project Arborist prior to issue of the Occupation Certificate.

**Reason:** To protect local native canopy trees in accordance with relevant Natural Environment controls

### **Tree Planting**

At least two locally native canopy trees are to be planted onsite to replace trees approved for removal. All native trees are to be retained for the life of the development, or for their safe natural life. Trees that die or are removed must be replaced with another locally native canopy tree. Installation of compensatory tree plantings are to be certified by the Project Arborist prior to issue of the Occupation Certificate.

**Reason:** To achieve compliance with relevant LEP/DCP Natural Environment controls.

## **ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

### **No Planting Environmental Weeds**

No environmental weeds are to be planted on the site. Information on weeds of the Northern Beaches can be found at the NSW WeedWise website (<http://weeds.dpi.nsw.gov.au/>).

**Reason:** Weed management.

### **Dead or Injured Wildlife – Manly LEP Clause 6.5**

If construction activity associated with this development results in injury or death of a native mammal, bird, reptile or amphibian, a registered wildlife rescue and rehabilitation organisation must be contacted for advice.

**Reason:** To mitigate potential impacts to native wildlife resulting from construction activity.