

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2018/0649
Responsible Officer	Adam Croft
Land to be developed (Address):	Lot 2 DP 556990 , 7 Laura 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 modification has been assessed against Manly LEP Clause 6.5 (Terrestrial Biodiversity). The modification is unlikely to result in a substantial additional impact to existing soft open space or biodiversity values on the site. It is noted that the submitted plans refer to removal of one (1) tree of an unidentified species. It is recommended that a locally native replacement specimen is conditioned for planting to mitigate loss of on-site canopy resulting from removal of the tree. Subject to this condition, it is considered that the modification is consistent with the control.

Referral Body Recommendation

Recommended for approval, subject to conditions

Recommended Natural Environment Conditions:

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

Tree Planting

At least one (1) locally native canopy tree is to be planted onsite to replace the unidentified tree approved for removal. The species selected is to be locally native to the Northern Beaches area and able to achieve a minimum height of 6m at maturity. The specimen is to be planted from a minimum 180mm diameter pot. The replacement tree is to be retained for the life of the development, or for the safe natural life of the tree. Planting of the replacement tree is to be certified prior to issue of the Occupation Certificate.

Reason: Tree replacement.