



**Flora & Fauna Assessment & Biodiversity
Management Plan To Accompany Modified
Development Application DA2013/1038**

**For
1 Phyllis Street,
Curl Curl
NSW 2096
For
Jeremy Coleman**

RAPID PLANS

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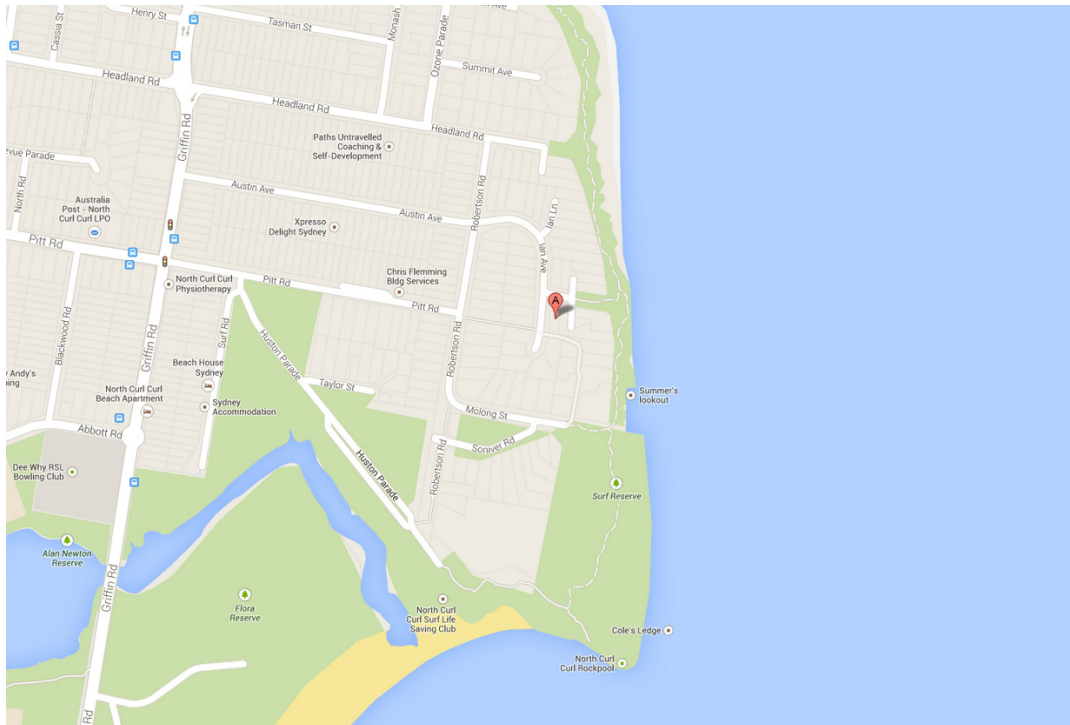
1 INTRODUCTION

This report is pertaining to flora & fauna assessment & biodiversity of the subject property which accompanies the modified Development Application for the proposed alterations and additions at No.1 Phyllis Street in Curl Curl in relation to the previously approved DA No. DA2013/1038.

1.1 Site

The residence is located on the corner of Phyllis Street & Ian Avenue in the residential neighbourhood of Curl Curl.

Site Address: No 1 Phyllis Street, Curl Curl
LOCATION PLAN



1.2 Local Authority

The local authority for this site is:
Warringham Council Civic Centre
725 Phyllis Street
Dee Why NSW 2099
DX 9118 Dee Why
Telephone: 9942 2111

1.3 Planning Controls

Planning controls used for the assessment of this Development Application are:
Warringham Council Local Environmental Plan 2011
Warringham Council Development Control Plan 2011
Warringham Council Guidelines for Flora & Fauna Assessment & Biodiversity Management Plan

2 Scope of Work

The minor scope of work for the proposed development at 1 Phyllis Street, Curl Curl involves alterations and additions to the previously approved DA2013/1038. There is to be a slight modification to the northern elevation facing Phyllis Street which comprises of an extension to the existing and previously approved deck under DA2013/1038 to the ground floor front entry, removal of previously approved columns to ground floor entry, new portion of lawned area to front entry and a new masonry wall extension to previously approved front fence. In addition part of the existing fencing along Ian Avenue will be removed and replaced with masonry fencing to match the existing.

2.1 Flora, Fauna & Biodiversity Consideration

The location of 1 Phyllis Street, Curl Curl is on the southern side of Phyllis Street approximately 80-100m from the ocean front (East) & approximately 250-300m from Curl Curl Lagoon (South).



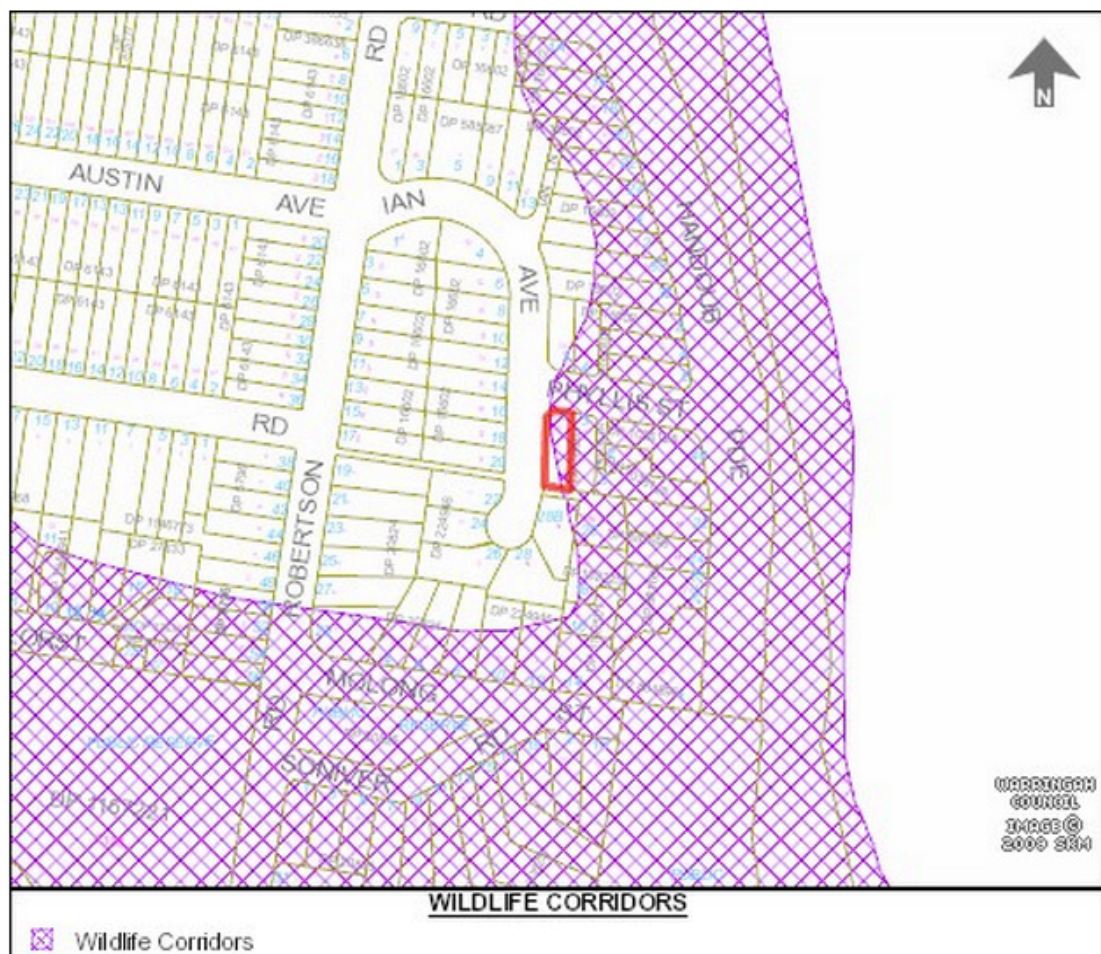
Aerial View Of 1 Phyllis Street in relation to surrounding vegetation and the ocean to the right



Street view perspective of the existing dwelling from Phyllis Street



Street view perspective of the existing dwelling from Ian Avenue



Wildlife Corridor map under the Warringah Council DCP mapping for the subject property

Warringah Council's - E4 Wildlife Corridors DCP regulation:

"For modification of native vegetation where the area of land supporting the vegetation to be modified is greater than 50m² or the land supporting the vegetation to be modified forms part of an allotment where vegetation has been modified in the last five years."

" For modification of native vegetation in all other cases, the applicant must demonstrate that the objectives have been achieved."

The proposed development has not modified the previously approved DA No. DA2013/1038 due to the scope of works being minor in nature. There are no trees nor native vegetation impacted within the buffer zone area for the proposed construction.

In relation to the modified works within the front portion of the property, extra landscaped area has been added to assist in achieving objectives set within the DCP such as providing natural habitat for local wildlife, enhance native vegetation and the ecological functions of wildlife corridors, and preserve and enhance the area's amenity, whilst protecting human life and property. The proposed addition to the landscaped area calculation furthermore expands the area for flora and fauna to inhabit thus emphasising a greener solution for the existing property.

The operational activities to be undertaken on site would involve materials storage that can easily be stored at the front of the property. Existing wastewater/effluent disposal is to be maintained with existing waste strategies in relation to the previously approved DA application No. DA2013/1038.

2.2 Assessment of Impacts

- Native vegetation is maintained as the proposal removes only minimal grassed areas which do not impact the wildlife corridor.



- The aerial photo shows the extent of vegetation in the surrounding area. The 2% of increased landscaped open space in relation to the previously approved DA will be of no impact, instead it will provide more area for passing wild life and existing plant species to thrive and exist along the wildlife & habitat corridor running along the coast line to Curl Curl Lagoon. The hatched purple area on the Wildlife Corridor DCP on page 6 illustrates the extent of area of the wildlife corridor within the vicinity of the subject property.

2.3 Provision of Mitigation Measures & Management Of Existing Biodiversity

Natural habitats are maintained for native fauna as native trees on adjacent properties are not affected with minimal disturbance of vegetation on the property. Fauna movement routes are maintained with considerable native vegetation surrounding the property & within the Curl Curl Lagoon area maintaining connection of riparian zones for land animal routes & no impact to fish movement in the lagoon with no barriers or sediment added by unnatural erosion or sediment deposition. The proposed minor alterations and additions to the previously approved DA does not introduce exotic animal species as well as maintaining existing habitats to prevent any adverse affect on native flora & fauna species on downstream areas. Furthermore all safety measures regarding the disturbance of existing wildlife whilst construction is taking place will be applied by all consultants involved with the works stated in this proposal.

The proposed works allows the existing wildlife corridor to remain undisturbed but instead is improved to propose a greener solution for the property.

3 CONCLUSION

3.1 Summary

These minor modifications to the previously approved DA application No. DA2013/1038 has been designed to enhance the existing residence & increase the landscaped area calculations by 2% on the property by improving the northern landscaped area of the site. We consider that the proposal will impose minimal impact and maintains the surrounding waterways & riparian lands of the Curl Curl area outlined in the previously approved Development Application.