



**Modified Flora & Fauna Assessment,
Biodiversity & Native Vegetation Report
to Accompany Development Application**

**For
30 Allenby Park Parade,
Allambie Heights
NSW 2100**

**For
James Pearce**

RAPID PLANS

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TABLE OF CONTENTS

1	INTRODUCTION	3
1.1	Site	3
1.2	Local Authority	3
1.3	Planning Controls.....	3
2	Scope of Work.....	4
2.1	Wildlife Corridor & Native Vegetation Consideration.....	4
2.2	Assessment of Impacts	8
2.3	Provision of Mitigation Measures & Management of Existing Biodiversity ...	9
3	CONCLUSION	9
3.1	Summary	9

1 INTRODUCTION

This modified report is pertaining to Flora, Fauna & general Biodiversity located the Wildlife Corridor & Native Vegetation of the subject property which accompanies the Development Application for the proposed additions at 30 Allenby Park Parade in Allambie Heights seeing as though it falls under Wildlife Corridor & Native Vegetation mapping under Warringah Council DCP2011 mapping. This is report is an updated version of the submitted report with revised works to the rear of the property in keeping with advice from Northern Beaches Council.

1.1 Site

The residence is located on the eastern side of Allenby Park Parade in the residential neighbourhood of Allambie Heights.

Site Address: No 30 Allenby Park Parade, Allambie Heights
LOCATION PLAN



1.2 Local Authority

The local authority for this site is:
Northern Beaches Council (Warringah)
Civic Centre, 725 Pittwater Road, Dee Why NSW 2099
DX 9118 Dee Why
Telephone: 9942 2111

1.3 Planning Controls

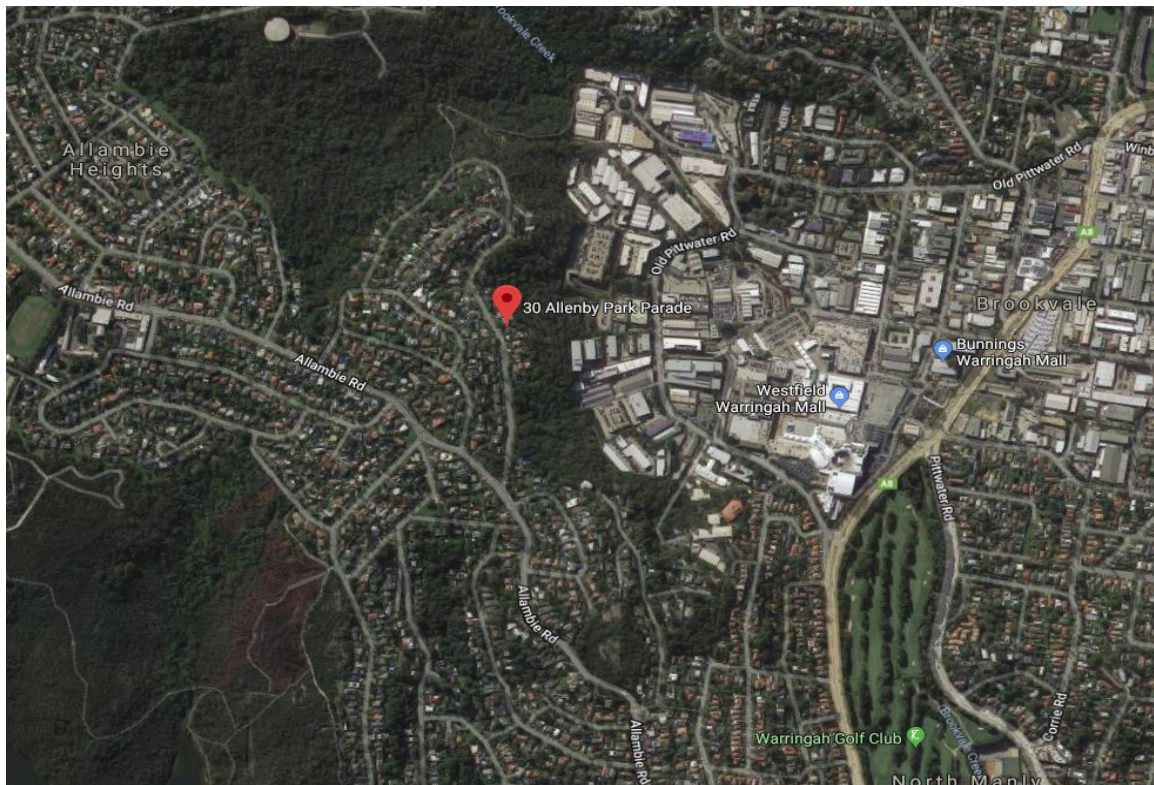
Planning controls used for the assessment of this Development Application are:
Warringah Council Local Environmental Plan 2011
Warringah Council Development Control Plan 2011

2 Scope of Work

The scope of work for the proposed development at 30 Allenby Park Parade, Allambie Heights involves modified alterations and additions to the existing dwelling with a reduction in the scope of works to approved DA2018/0856. The proposed modified works include enclosing the existing garage to be used as an additional bedroom & Ensuite, a new carport, new rear roof, relocate pool, pool deck, a new cabana & a new front fence with sliding gate. The pool has been moved & landscaping reduced to maintain existing landscaped areas for existing wildlife habitats.

2.1 Wildlife Corridor & Native Vegetation Consideration

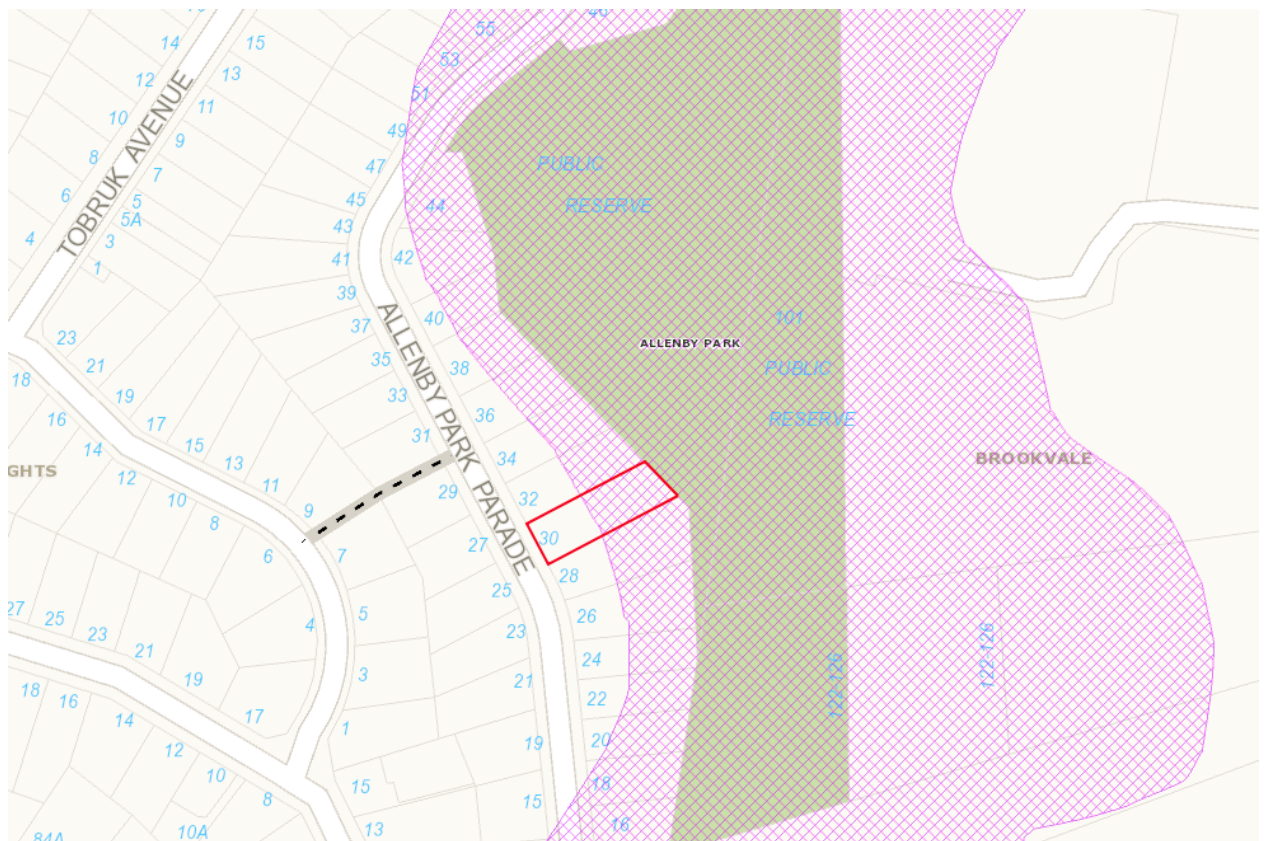
The location of 30 Allenby Park Parade, Allambie Heights is on the eastern side of Allenby Park Parade & backs onto Allenby Park which is the green belt separating Warringah Mall & the adjacent business parks from the Allambie residential areas. The property is approximately 600m NE from the start of the Manly Dam parkland Dee Why Lagoon bushland & approximately 1140m from Manly Dam.



Aerial View Of 30 Allenby Park Parade in relation to surrounding vegetation and Manly Dam



Street view perspective of the existing dwelling from Allenby Park Parade



Wildlife Corridor map under the Northern Beaches Council DCP mapping for the subject property



Native Vegetation map under the Northern Beaches Council DCP mapping for the subject property

Northern Beaches (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."

Although the proposed development has modified the existing vegetation by more than 50m², with the calculation being a difference of 101.38m², the disturbance in any substantial vegetation is minor as the ground works entail using the existing grassed tiered section adjacent to the existing shed for the pool area & a small grassed area off the rear of the dwelling for the deck areas with the proposal to reuse & recycle as much of the existing soil & rock onsite due to difficulty removing spoil up to the road. The rear yard has dry stacked rock walls that are in disrepair with the

new retaining walls on the western side of the proposed pool, which is now to be relocated, this is to assist in stabilising the rear yard to assist in flora & fauna habitat generation. There are no substantial trees to be cleared under this proposal. In addition, there is no native vegetation impacted within the buffer zone area for the proposed construction as the wildlife corridor runs across the rear of the property where the only proposed works are to have the existing garden areas retained.

In relation to the works within the front area of the property, the existing site is dedicated to lawn with minimal plantation space areas. In addition, the proposed landscaped area also achieves the minimum 40% as set within the WDCP2011 with 61% of the property to be dedicated to landscaped open space.

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 to be used for the proposed development & sediment & erosion control provided to the rear yard.

Northern Beaches (Warringah) Council's – E5 Native Vegetation DCP regulation:

“For modification of native vegetation where the area of land supporting the vegetation to be modified is greater than 100m² or the land supporting the vegetation to be modified forms part of an allotment where vegetation has been modified in the last five years.”

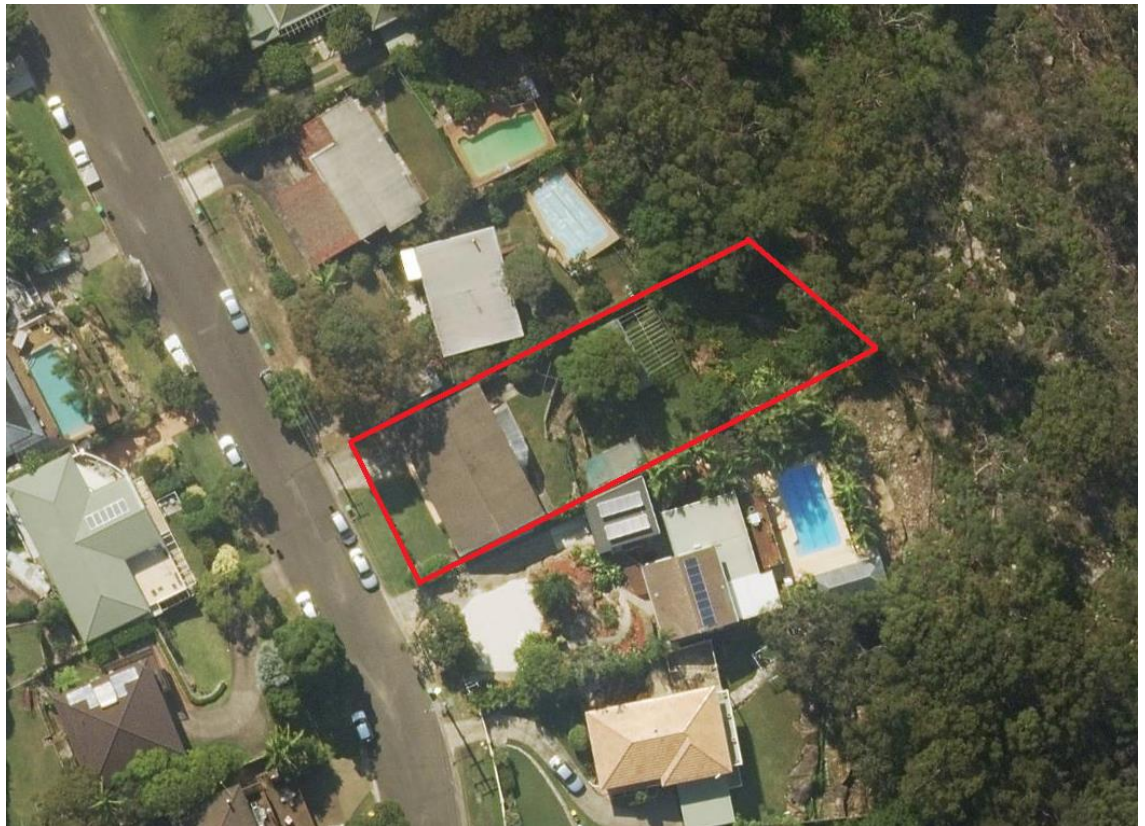
Although the proposed development has modified the existing vegetation the disturbance in any substantial native vegetation is minor as the ground works entail regrading sections of the upper rear yard for the pool area by adding retaining walls & reusing any areas of cut as fill to reuse & recycle existing soil & rock onsite. The rear yard has dry stacked rock walls that are in disrepair with the new retaining walls to assist in stabilising the rear yard to allow for planted areas to assist in flora & fauna habitat generation. There are no substantial trees to be cleared under this proposal. In addition, there is no native vegetation impacted within the buffer zone area for the proposed construction as the native vegetation runs barely cuts across the rear corners of the property with no proposed works in those shaded areas on the map.

The proposal maintains the areas amenity by maintaining any substantial native vegetation. Garden & grassed areas are largely maintained under this modified proposal which will retain the local biodiversity & flora attracting fauna whilst linking Allenby Park with riparian zones to the west. The engineered retaining walls to the

high side of the pool area allow for improved access in protecting human life. The reduced works from the original approval will prevent soil erosion with the additional garden areas improving air quality & adding to the natural local habitat. The proposal increases the parcel of native vegetation to allow for local plant & animal communities to survive into the future.

2.2 Assessment of Impacts

- Native vegetation is maintained as the proposal removes only minimal vegetation areas for the pool area which do not impact the wildlife corridor & native vegetation zoned areas.



- The aerial photo shows the extent of vegetation in the surrounding area and the property's location in relation to Allenby Park. The new relocated pool area & existing garden areas will have no detrimental impact on wildlife & habitat corridors or the bushland surrounding Allenby Park. The vegetation to the rear is largely maintained under this modified proposal. The hatched purple area on the Wildlife Corridor DCP2011 map on page 5 & the green fill area on the Native Vegetation DCP2011 map on page 6 illustrates the extent of zones 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, apart from grassed areas, on the property. Fauna movement routes are maintained with considerable native vegetation to the rear the property & within the Allenby Park area maintaining connection of riparian zones for land animal routes & no impact to fish movement in the Allambie creeks within Allenby Park with no barriers or sediment added by unnatural erosion or sediment deposition. The proposed development 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 & native vegetation zone to remain undisturbed & unmodified with bush regeneration to be maintained into the future.

3 *CONCLUSION*

3.1 *Summary*

The resulting modified development has been designed to enhance the existing residential building & maintain as much landscaped area as well as stabilising the rear steeply sloping rear yard. We consider that the modified proposal will impose minimal impact and maintains the surrounding park areas & riparian lands of the Allambie Heights area outlined in the Development Application.