



**Flora & Fauna Assessment & Biodiversity
Management Plan to Accompany Development
Application**

**For
65 Hillside Road,
Newport
NSW 2106
For
Anita & Erik Altmann**

RAPID PLANS

ABN:	81 737 844 287
ADDRESS:	PO Box 6193 French's Forest D.C 2086
TELEPHONE:	(02) 0414-945-024
FAX:	(02) 9905-8865
EMAIL:	gregg@rapidplans.com.au

Issue 1.00
December 22, 2021
©RAPID PLANS

TABLE OF CONTENTS

1	INTRODUCTION	3
1.1	Site	3
1.2	Local Authority	3
1.3	Zoning.....	4
1.4	Planning Controls.....	4
2	Scope of Work.....	5
2.1	Flora, Fauna & Biodiversity Consideration	5
2.2	Assessment of Impacts	7
2.3	Provision of Mitigation Measures & Management Of Existing Biodiversity...	8
3	CONCLUSION	8
3.1	Summary	8

1 INTRODUCTION

This report is pertaining to flora & fauna assessment & biodiversity of the subject property which accompanies the Development Application for the proposed additions at 65 Hillside Road in Newport seeing as though it falls within the biodiversity map under Northern Beaches Council mapping.

1.1 Site

The residence is located on the western side of Hillside Road in the residential neighbourhood of Newport. Site Address: No. 65 Hillside Road, Newport

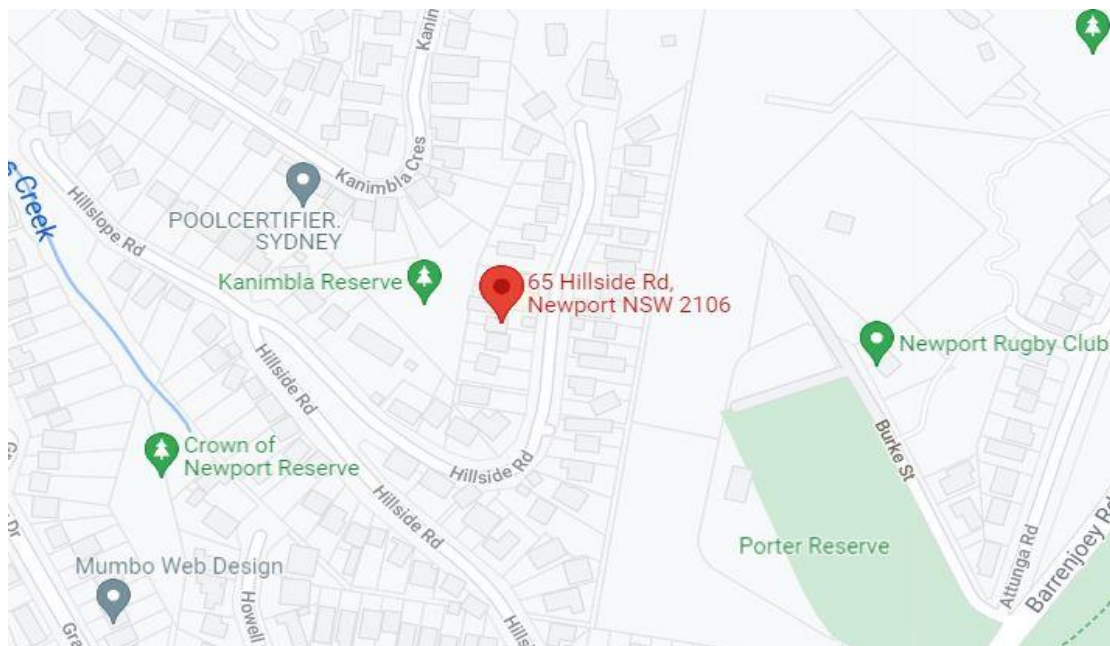


FIGURE 1: LOCATION PLAN 65 Hillside Road, Newport. ¹ Source Google Maps.

1.2 Local Authority

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

¹ Location Map 65 Hillside Road, Newport;

[https://www.google.com/maps/place/65+Hillside+Rd,+Newport+NSW+2106/@-](https://www.google.com/maps/place/65+Hillside+Rd,+Newport+NSW+2106/@-33.6493441,151.3195132,17z/data=!4m5!3m4!1s0x6b0d53367ca77c55:0x4097c0a6ac38736!8m2!3d-33.6487637!4d151.3203478)

[33.6493441,151.3195132,17z/data=!4m5!3m4!1s0x6b0d53367ca77c55:0x4097c0a6ac38736!8m2!3d-](https://www.google.com/maps/place/65+Hillside+Rd,+Newport+NSW+2106/@-33.6493441,151.3195132,17z/data=!4m5!3m4!1s0x6b0d53367ca77c55:0x4097c0a6ac38736!8m2!3d-33.6487637!4d151.3203478)
[33.6487637!4d151.3203478](https://www.google.com/maps/place/65+Hillside+Rd,+Newport+NSW+2106/@-33.6493441,151.3195132,17z/data=!4m5!3m4!1s0x6b0d53367ca77c55:0x4097c0a6ac38736!8m2!3d-33.6487637!4d151.3203478)

1.3 Zoning

Lot 46 DP. 9224 known as 65 Hillside Road, Newport, has a Zoning of E4 Environmental Living.

1.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Pittwater Local Environment Plan 2014
Pittwater Development Control Plan

Property Report
65 HILLSIDE ROAD NEWPORT 2106

Property Details

Address: 65 HILLSIDE ROAD NEWPORT 2106
Lot/Section: 46/-/DP9224
/Plan No:
Council: NORTHERN BEACHES COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Pittwater Local Environmental Plan 2014 (pub. 30-5-2014)
Land Zoning	C4 - Environmental Living: (pub. 5-11-2021)
Height Of Building	8.5 m
Floor Space Ratio	NA
Minimum Lot Size	700 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Acid Sulfate Soils	Class 5
Local Provisions	Geotechnical Hazard H1
Terrestrial Biodiversity	Biodiversity

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

22/12/2021 9:05 AM | 2c12b535-535c-44ac-a69f-c0331e9b62d 1/3

FIGURE 2: Property report; 65 Hillside Road, Newport,² Source Spatial Viewer DoPIE.

² DoPIE, Planning Portal < <https://www.planningportal.nsw.gov.au/propertyreports/0d9281fc-046b-4d7a-836b-1ad5b45add12.pdf>>.

2 Scope of Work

The scope of work for the proposed development at 65 Hillside Road, Newport involves alterations & additions, to the existing dwelling with an extension to the first and second floor, new pool, and new secondary dwelling.

2.1 Flora, Fauna & Biodiversity Consideration

The location of 65 Hillside Road, Newport is on the western side of Hillside Road approximately 250m east from McMahoons Creek & approximately 200m west from Porter Reserve.

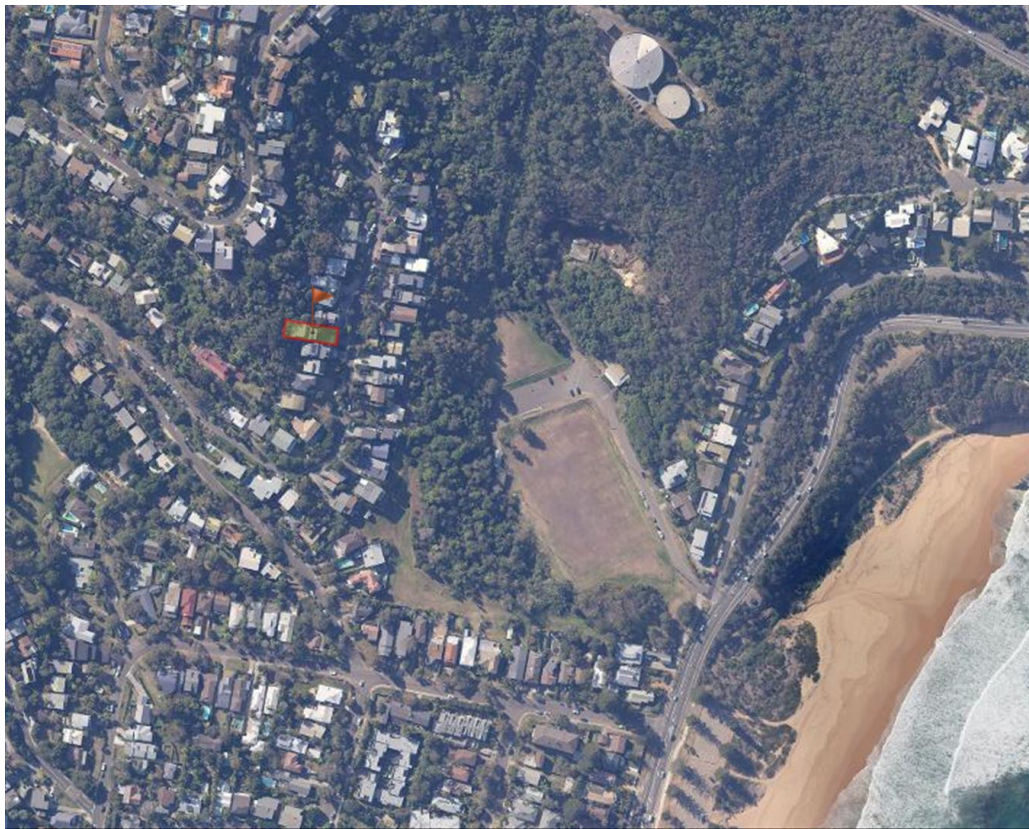


FIGURE 3: Aerial View Of 65 Hillside Road in relation to surrounding vegetation and Pittwater Waterway,³ Source, Six maps.

³ Six maps; <<https://maps.six.nsw.gov.au/>>.



FIGURE 4: Street view perspective of the existing street access from 65 Hillside Road, Newport in relation to surrounding vegetation and Pittwater Waterway,⁴ Source, Google maps.



FIGURE 5: Biodiversity map under the Northern Beaches Council DCP mapping for 65 Hillside Road in relation to surrounding vegetation and Pittwater Waterway,⁵

⁴ Google Maps; <https://nb-icongis.azurewebsites.net/index.html>

⁵ NB maps; < <https://services.northernbeaches.nsw.gov.au/icongis/index.html>>.

The proposed development has minimal impact on existing vegetation with the proposal largely elevated above ground level and existing dwelling.

The landscaped area is to be reduced by 7% or 34.65m². The clearing required for this proposal entails removing a portion of a grassed area adjacent to the new secondary dwelling towards the front N boundary & mid of site.

In addition, the majority of the landscaped and tiered lawned area is situated to the rear of the property. This is not to be impacted in any way regarding the new alternations and additions.

The operational activities to be undertaken on site would involve materials storage that can easily be stored at the front of the property in the existing garage. Existing wastewater/effluent disposal is to be maintained with existing waste strategies to be used for the proposed development.

2.2 Assessment of Impacts

Native vegetation is maintained as the proposal removes only minimal grassed areas which do not impact the biodiversity in the area. (Figure 6, Ref dashed red square for work area)



FIGURE 6: Aerial View Of 65 Hillside Road in relation to surrounding vegetation and Pittwater Waterway, Source, Six maps.

The aerial photo (Figure 6) shows the extent of vegetation on the escarpment with

substantial vegetation to the rear of the subject property & surrounding properties. The removal of a portion of lawned area to the side of the dwelling and mid of property will have no detrimental impact on wildlife & habitat corridors or the bushland surrounding Pittwater waterway or Bush Reserve.

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 Pittwater waterway 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 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 biodiversity area to remain undisturbed & unmodified with bush regeneration to be maintained into the future.

3 CONCLUSION

3.1 Summary

The resulting development has been designed to enhance the existing residential building & maintain as much landscaped area on the property as possible by working within the mid area of the property. We consider that the proposal will impose minimal impact and maintains the surrounding waterways & riparian lands of the Newport & Pittwater waterway areas outlined in the Development Application.