



Biodiversity Management Plan to Accompany Development Application

**For
1 Noolinga Road,
Bayview
NSW 2104
For
Eric Liddell**

RAPID PLANS

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Issue 1.00
Tuesday, August 13, 2019
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1 INTRODUCTION

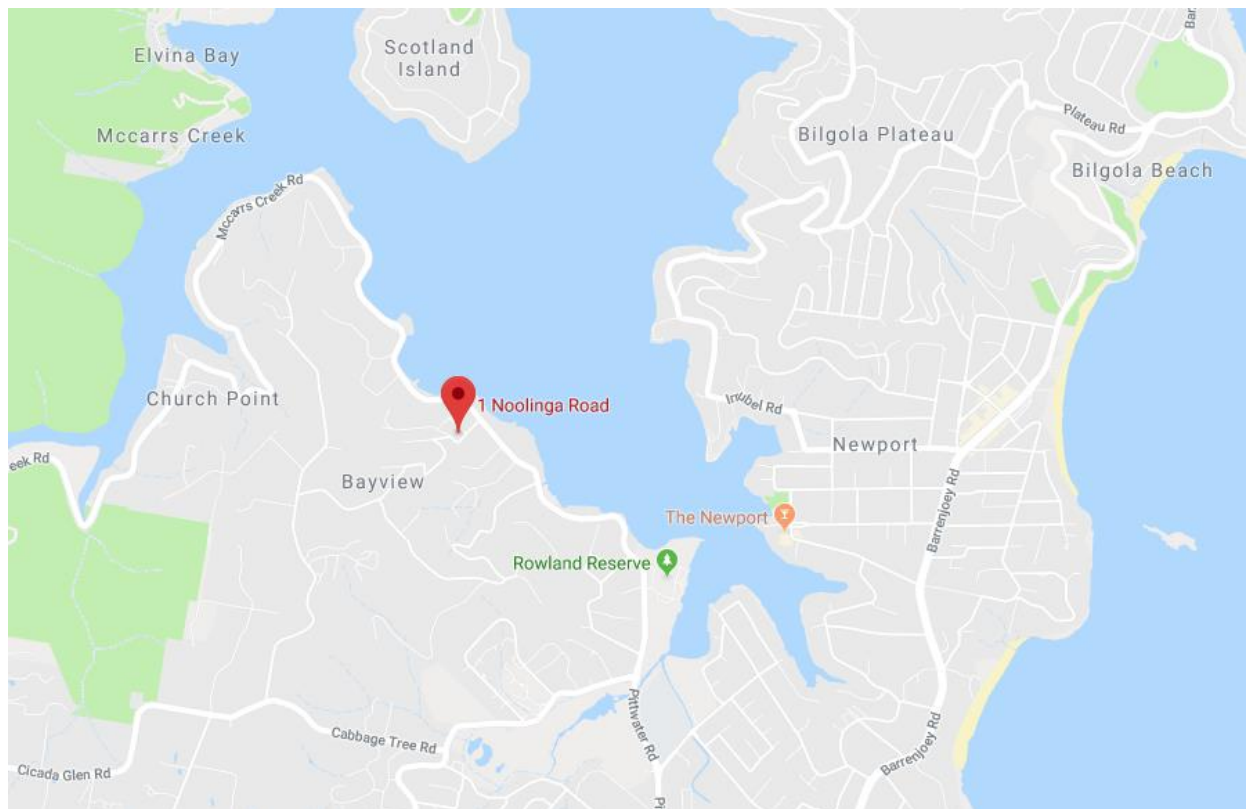
This report is pertaining to biodiversity of the subject property which accompanies the Development Application for the proposed additions at 1 Noolinga Road in Bayview seeing as though it falls under the Biodiversity mapping under Northern Beaches Council PLEP2014 mapping.

1.1 Site

The residence is located on the south-western side of Noolinga Road in the residential neighbourhood of Bayview.

Site Address: No 1 Noolinga Road, Bayview

LOCATION PLAN



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

1.3 Planning Controls

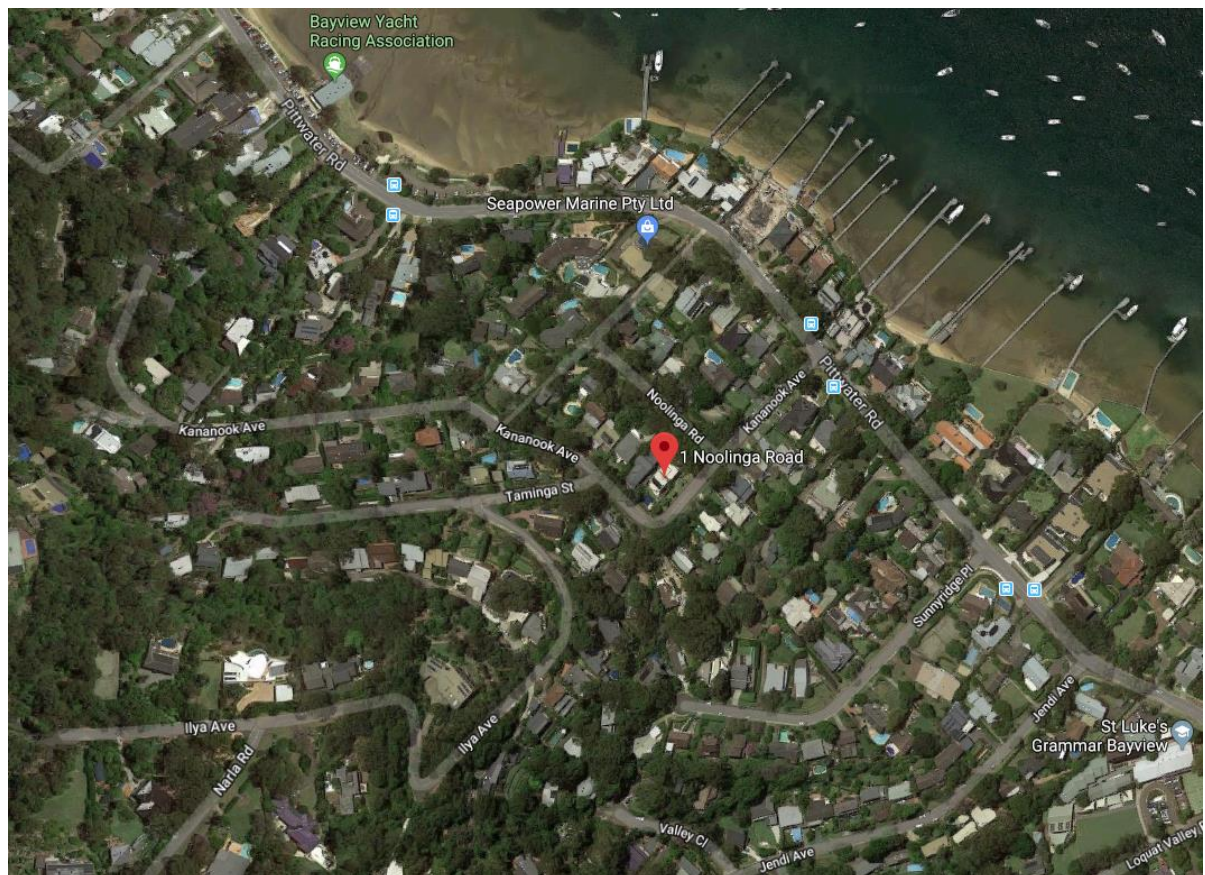
Planning controls used for the assessment of this Development Application are:
Pittwater Council Local Environmental Plan 2014

2 Scope of Work

The scope of work for the proposed development at 1 Noolinga Road, Bayview involves alterations and additions to the existing dwelling with a new metal sheet roofed steel pergola over the existing front deck.

2.1 Biodiversity Consideration

The location of 1 Noolinga Road, Bayview is on the south-western side of Noolinga Road approximately 160m south from the Pittwater waterway & approximately 300m east from bushland along the edge of Bayview Heights.



Aerial View Of 1 Noolinga Road in relation to surrounding vegetation and Pittwater waterway



Street view perspective of the existing dwelling from the intersection of Noolinga Road & Kananook Avenue



Biodiversity map under the Northern Beaches Council LEP mapping for the subject property

PLEP2014 – Part 7.6 Biodiversity:

- 1) The objective of this clause is to maintain terrestrial, riparian and aquatic biodiversity by:
- (a) protecting native fauna and flora, and
 - (b) protecting the ecological processes necessary for their continued existence, and
 - (c) encouraging the conservation and recovery of native fauna and flora and their habitats

The proposed development will not modify the existing vegetation. There is no clearing required for this proposal with all garden & grass areas of the property to be maintained. In addition, there are no trees nor native vegetation impacted within the biodiversity zone for the proposed construction.

In relation to the works within the front area of the property, minimal area on the existing site is dedicated to lawned and plantation space as most of it is predominantly made up of concrete & paved areas. The works are located on the elevated front deck above the dwelling entry with no works on ground level impacting any vegetation.

The operational activities to be undertaken on site would involve materials storage that can easily be stored on the driveway to the front of the property. 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 maintains all grass & garden areas which do not impact the biodiversity area.



- The aerial photo shows the extent of vegetation onsite & the elevated front deck indicated by the red arrow. The proposal will have no detrimental impact on wildlife & habitat corridors or the bushland surrounding Pittwater waterway. The green hatched area on the Biodiversity Map on page 5 illustrates the extent of area of the biodiversity area 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 no 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 waterway 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 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 the existing landscaped areas on the property by working within the existing building footprint. We consider that the proposal will impose minimal impact and maintains the surrounding waterways & riparian lands of the Bayview area outlined in the Development Application.