



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

**For
30 Utingu Place,
Bayview
NSW 2104
For
Hannah Bee & Peter Goodall**

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1 INTRODUCTION

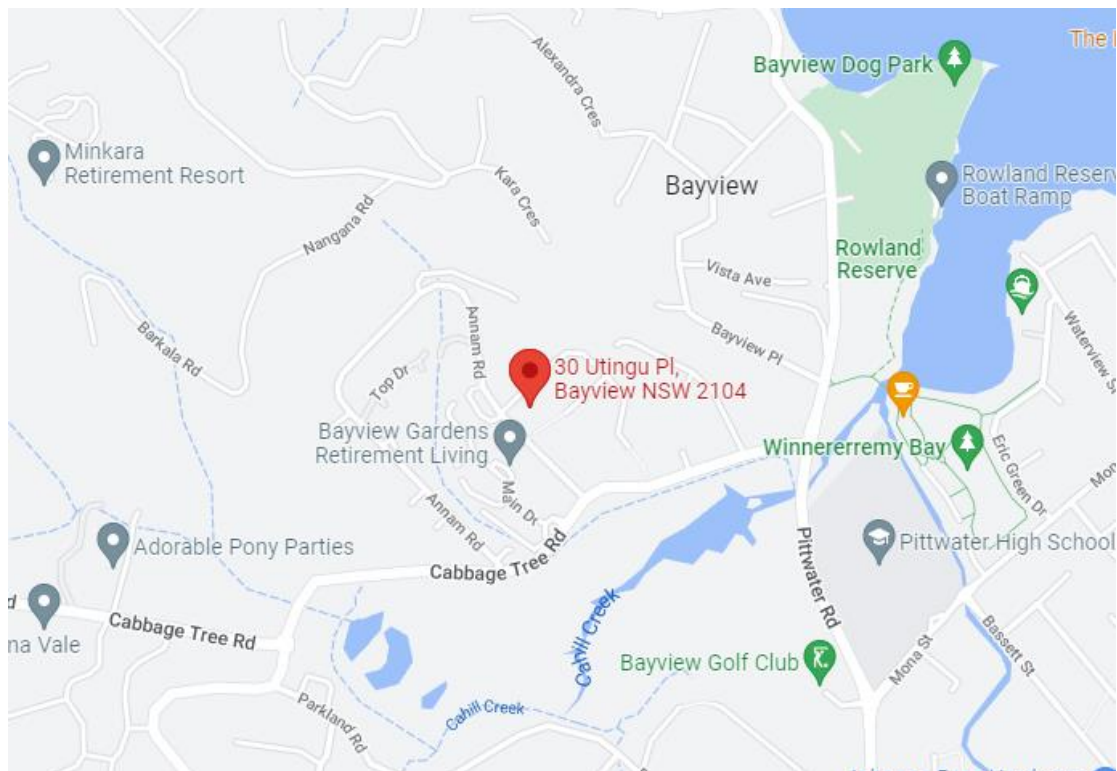
This report is pertaining to flora & fauna assessment & biodiversity of the subject property which accompanies the Development Application for the proposed additions at 30 Utingu Place in Bayview seeing as though it falls within the biodiversity map under Northern Beaches Council mapping.

1.1 Site

The residence is located on the southern side of Utingu Place in the residential neighbourhood of Bayview.

Site Address: No. 30 Utingu Place, 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
Pittwater Council Development Control Plan 21

2 Scope of Work

The scope of work for the proposed development at 30 Utingu Place, Bayview involves alterations and additions to the existing dwelling with an upper floor addition & new pool.

2.1 Flora, Fauna & Biodiversity Consideration

The location of 30 Utingu Place, Bayview is on the southern side of Utingu Place approximately 400m north from Cahill Creek & approximately 1km from Pittwater Waterway.



Aerial View Of 30 Utingu Place in relation to surrounding vegetation and Pittwater Waterway

The proposed development has minimal impact on existing vegetation with the proposal largely above the existing dwelling and replacing the existing hard surface to the rear.

The landscaped area is to be increased by 7.64m².

The operational activities to be undertaken on site would involve materials storage that can easily be stored at the front of the property on the existing driveway. 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 increases grassed areas which do not impact the biodiversity in the area.

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 south-east area of the property that is predominantly made up of an existing concrete paved area. We consider that the proposal will impose minimal impact and maintains the surrounding waterways & riparian lands of the Bayview & Pittwater waterway areas outlined in the Development Application.