



Wildlife Corridor Report

To Accompany Development Application

For

154 Central Road,

Avalon

NSW 2107

For

Mr & Mrs Murphy

RAPID PLANS

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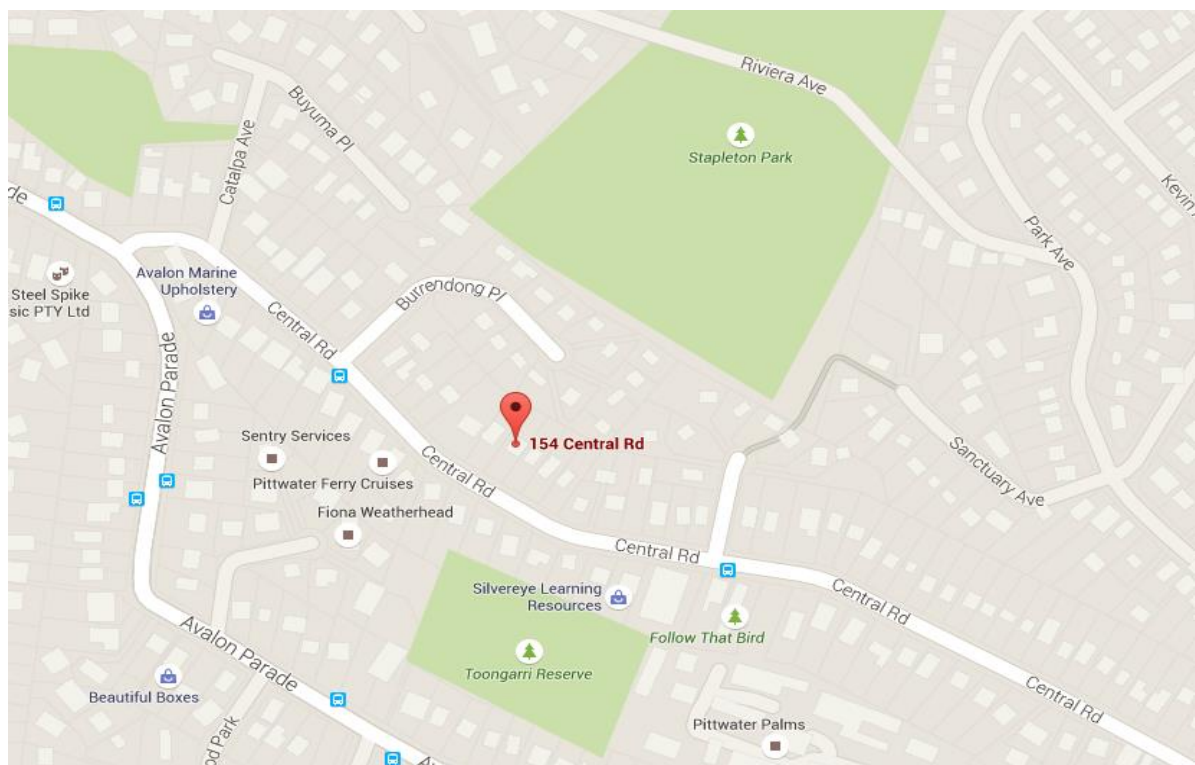
1 INTRODUCTION

This report is pertaining to wildlife corridors of the subject property which accompanies the Section 96 modification to Development Application No:N0377/15 for the proposed alterations & additions at 154 Central Road in Avalon seeing as though it falls under the Wildlife Corridor map under Pittwater Council mapping.

1.1 Site

The residence is located on the northern side of Central Road in the residential neighbourhood of Avalon.

Site Address: No 154 Central Road, Avalon
LOCATION PLAN



1.2 Local Authority

The local authority for this site is:
Pittwater Council
1 Park Street, Mona Vale NSW, 2103
Telephone: 9970 1111

1.3 Planning Controls

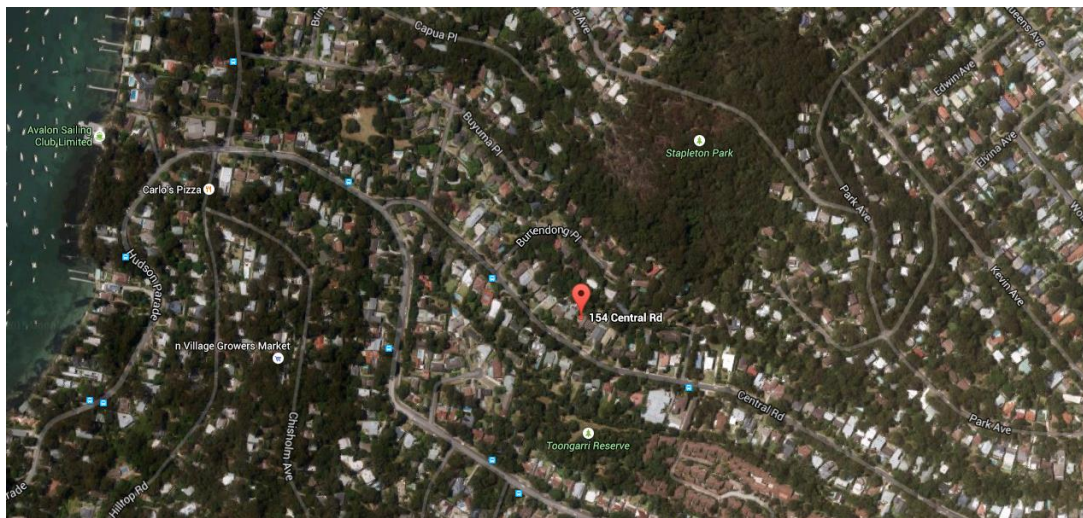
Planning controls used for the assessment of this Development Application are:
Pittwater Local Environment Plan 2014
Pittwater Development Control Plan 2014

2 Scope of Work

The scope of work for the proposed modified development at 154 Central Road, Avalon involves a new carport extension to replace the existing carport to complement the existing approved works.

2.1 Flora, Fauna & Biodiversity Consideration

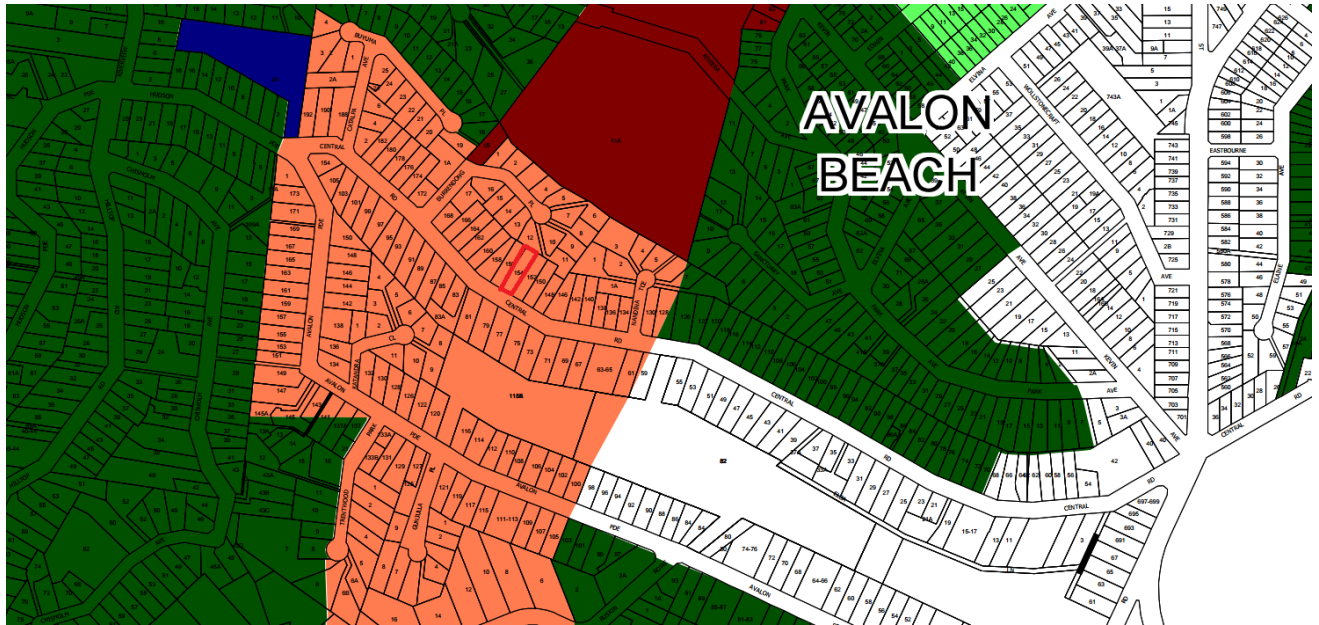
The location of 154 Central Road, Avalon is on the northern side of Central Road approximately 2km from the Pittwater waterway & approximately 200m south from Stapleton Park.



Aerial View of 154 Central Road in relation to surrounding vegetation and Stapleton Park



Street view perspective of the existing dwelling from Central Road



Central Road as shown on Pittwater Council Wildlife Corridor Location Map

Pittwater Council DCP 2014 – B4.6 Wildlife Corridors

"Retention & enhancement of wildlife corridors ensuring/providing the connection of flora & fauna habitats"

This proposal not only retains, but enhances the flora & fauna habitats by providing planted & grassed areas over & above what is currently on site which will have a positive impact for native flora & fauna in the local ecological community.

The proposed development has increased the existing vegetation by 246.05m² which will assist in maintaining & improving wildlife corridors for the surrounding area. The clearing required for this proposal entails removing a section of grass to the front yard for the carport addition. All other clearing is in accordance with the previously approved DA.

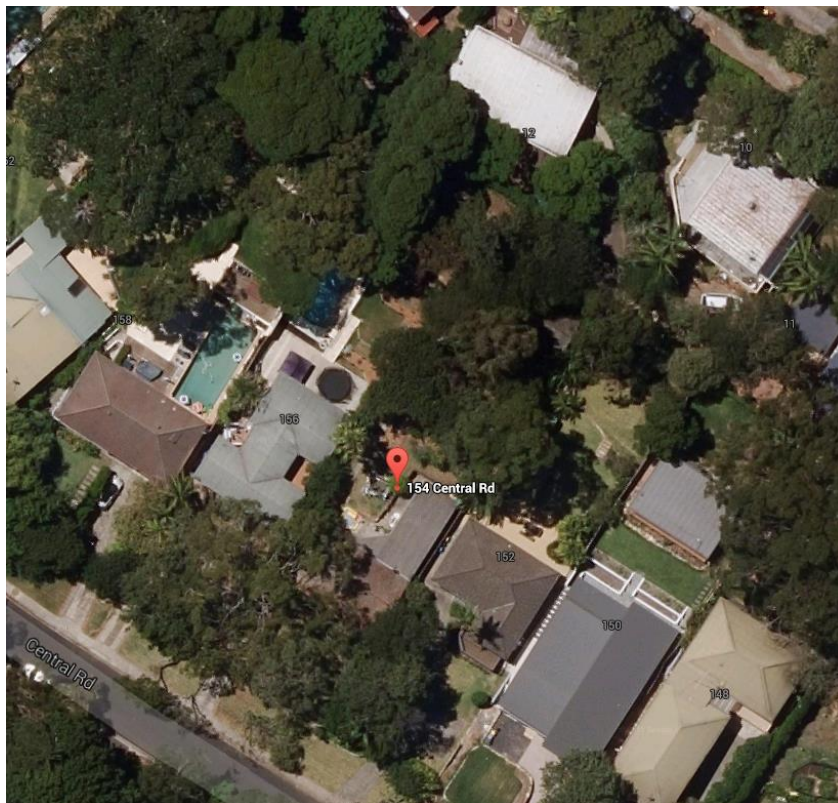
In relation to the works within the front area of the property, minimal area on the existing site is dedicated as drive with most of the area to be maintained as grassed and plantation space. In addition, the proposed landscaped area also achieves the minimum 60% landscape open space as set within the Pittwater Council regulations with 61% of the property to be dedicated to landscaped open space. Most of the

landscaped and tiered lawned area is situated to the rear of the property. This is not to be improved regarding the new alternations and additions. The proposed planting will introduce predominantly native flora species to improve the thriving fauna habitats that link Stapleton Park to both Clareville to the west, Des Creagh Reserve at Avalon Beach to the east & Angophora Reserve to the south.

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.

2.2 Assessment of Impacts

- Native vegetation is maintained as the proposal removes only minimal grassed areas & 1 tree (original approval), which will have minimal impact to the wildlife corridor with no significant loss of canopy cover & maintain vegetated buffer zones as well as linkage within the existing wildlife corridor.



- The aerial photo shows the extent of vegetation in the surrounding area and the property's location in relation to Stapleton Park. The removal of a portion of lawned area to the front of the property will have no detrimental impact on

wildlife & habitat corridors or the bushland surrounding Stapleton Park & the Pittwater waterway.

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 Stapleton Park area maintaining connection of riparian zones for land animal routes & no impact to fish movement in the Pittwater 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 largely 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 & improve the landscaped area on the property by maintaining existing planted areas & garden areas approved under the original DA. We consider that the proposal will impose minimal impact and maintains the surrounding waterways & riparian lands of the Avalon area outlined in the modified Development Application as well as achieving the objectives set out in the Pittwater DCP 2014 Wildlife Corridor objectives.