



Biodiversity Management Plan to Accompany Development Application

**For
154 Central Road,
Avalon
NSW 2107**

**For
Mr & Mrs Murphy**

RAPID PLANS

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Issue 2.00
Thursday, September 28, 2017
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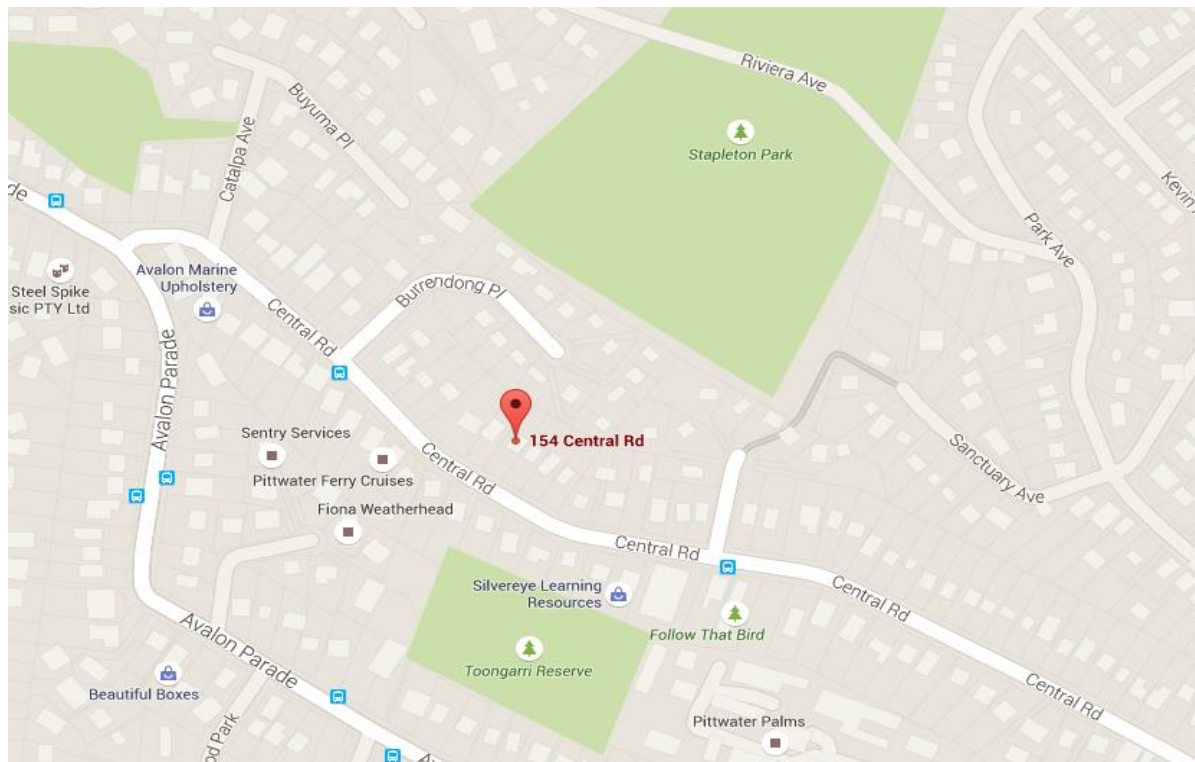
1 INTRODUCTION

This report is pertaining to the biodiversity of the subject property which accompanies the Section 96 modification to Development Application No:N0377/15 for the proposed additions at 154 Central Road in Avalon seeing as though it falls under the Biodiversity zoning under Pittwater Council LEP 2014 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

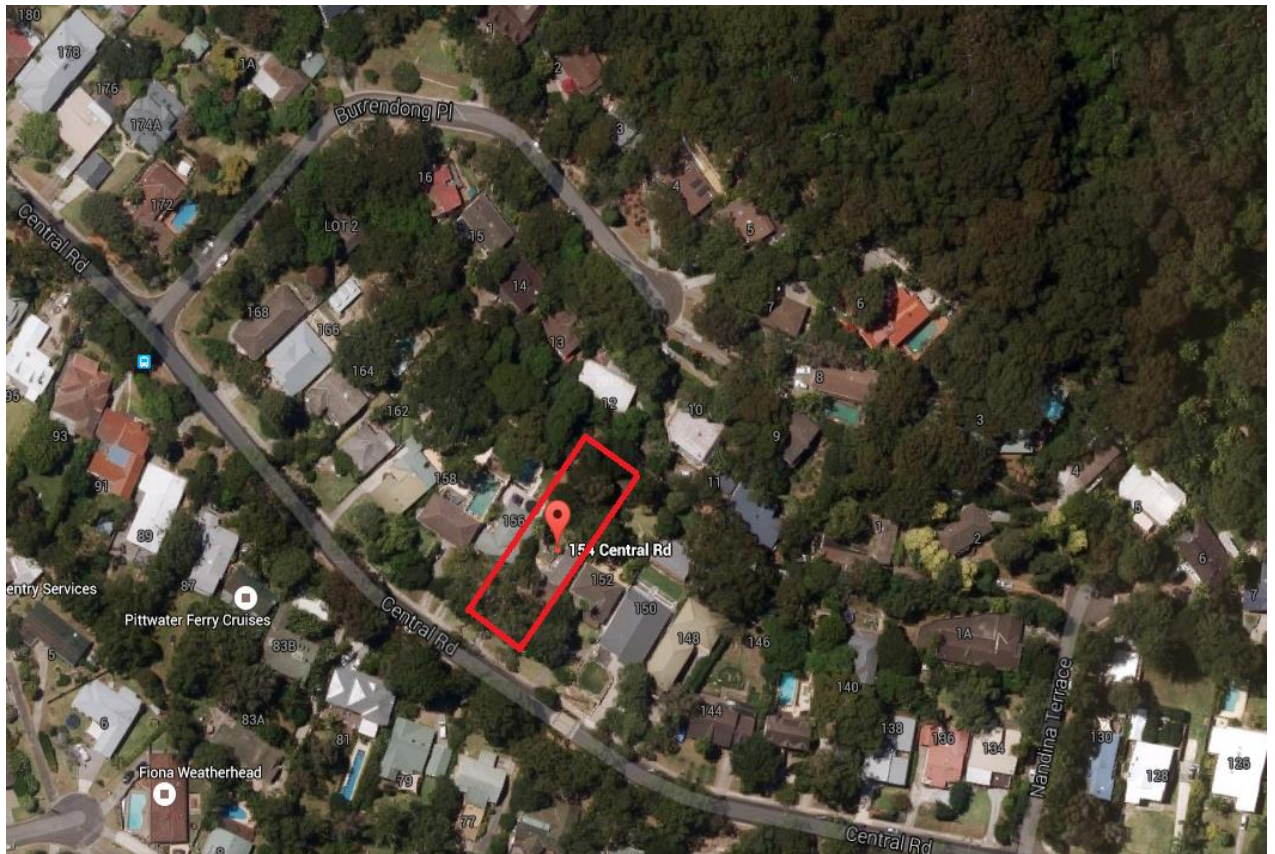
Planning controls used for the assessment of this Development Application are:
Pittwater Local Environment Plan 2014
Pittwater Development Control Plan 2014

2 Scope of Work

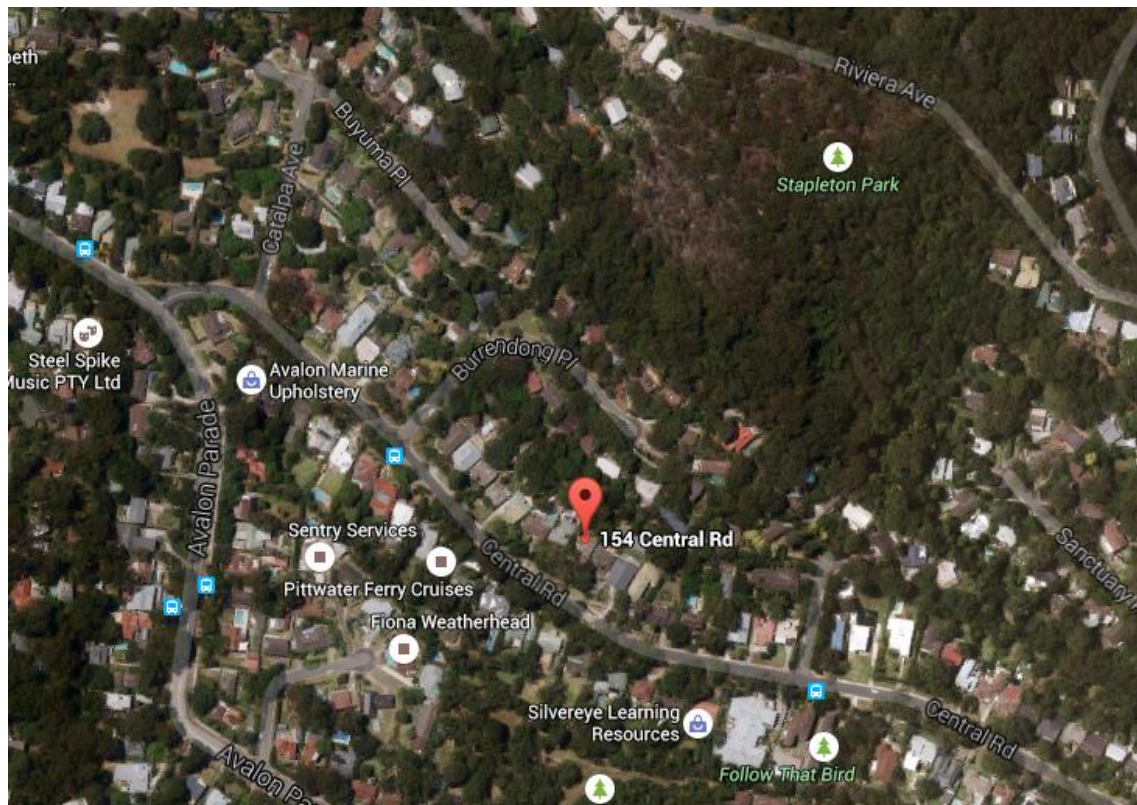
The scope of work for the proposed modified development at 154 Central Road, Avalon involves alterations and additions to the existing carport to add a side extension to parking for 2 vehicles under cover.

2.1 Flora, Fauna & Biodiversity Consideration

The residence is located on the northern side of Central Road in the residential neighbourhood of Avalon and is approximately 200m away from Stapleton Park which is located to the north, approximately 2km away from Pittwater waterway west of the subject property.



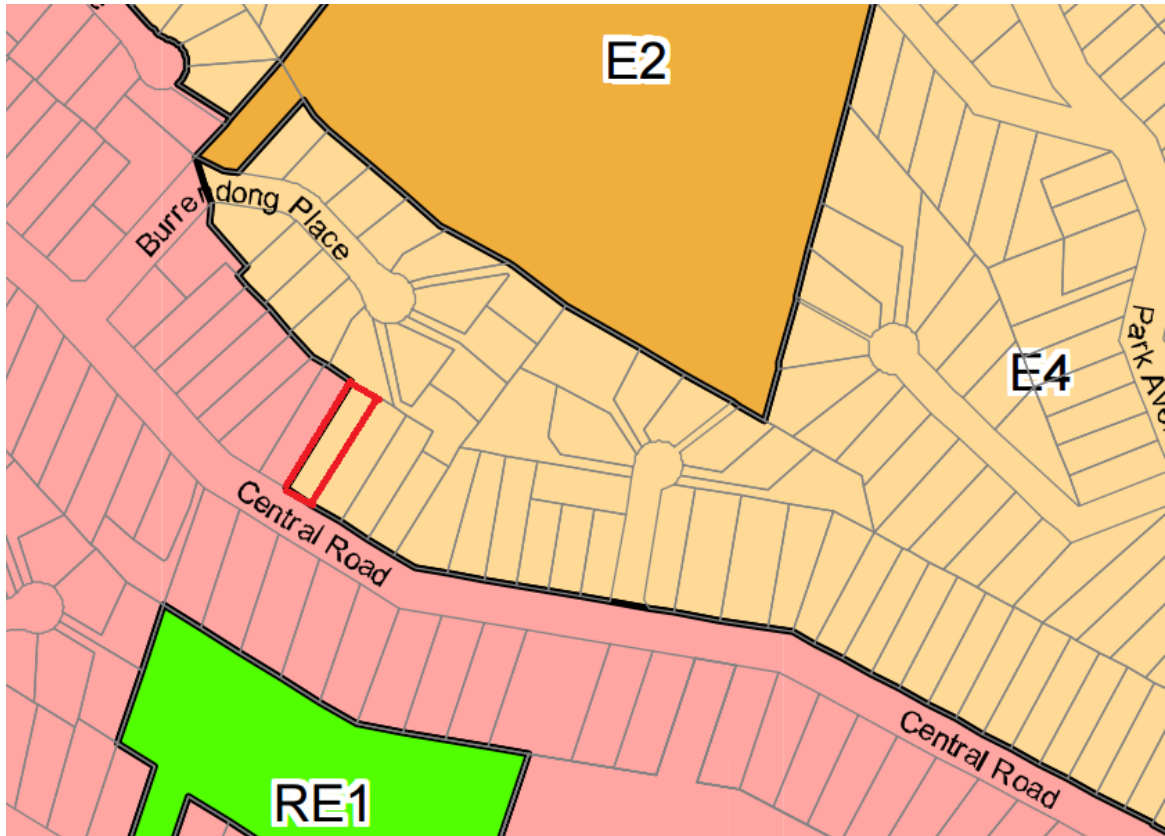
Google Maps aerial view of 154 Central Road in relation to surrounding suburban vegetation



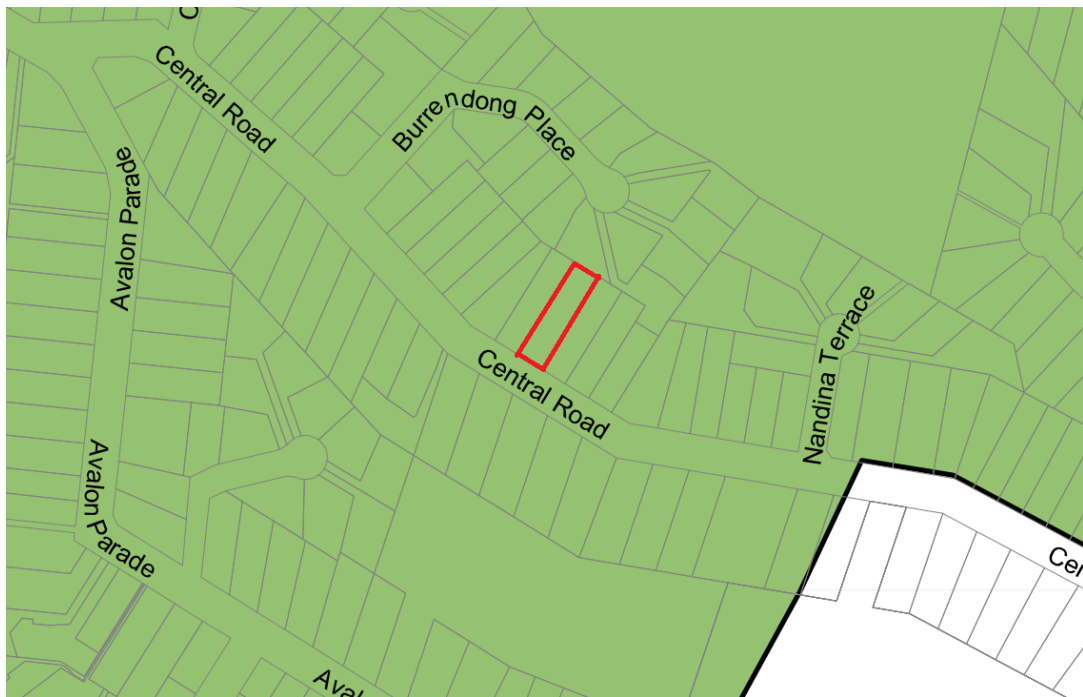
Google aerial view of 154 Central Road in relation to surrounding vegetation mainly to the north



Google Street view perspective of the existing dwelling from Central Road



Above is of the Pittwater Local Environmental Plan 2014 LEP Zoning Map for the subject property in red.



Above is of the Pittwater Local Environmental Plan 2014 LEP Biodiversity Planning Map for the subject property in red.

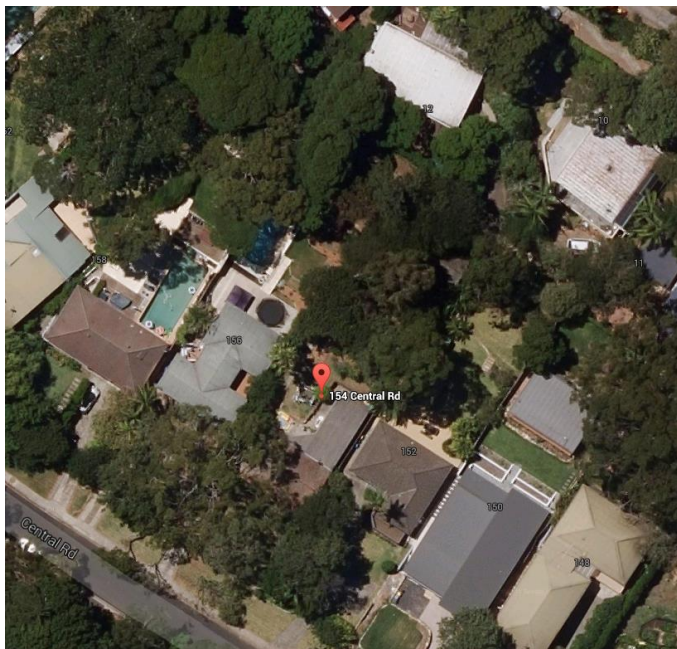
The clearing required for this modified proposal entails removing a section of grassed area adjacent to the existing carport in the front yard to be more usable for the owners. All other clearing is in accordance with the original approval.

In relation to the works within the front area of the property, the works are mainly within the extent of the existing front yard area required to accommodate a second vehicle in the proposed carport. At present there is only 35% of landscaped area & with this modified proposal the landscaped area will be raised to 61% by removing a side driveway & rear sheds & outbuildings to make way for additional planted areas & grassed areas which, in our opinion, vastly improves the property in regards to the ability of vegetation & wildlife to flourish in the area.

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

- Most of the existing vegetation is maintained as the proposal seeks the removal of only one tree (original approval) presently on site and with minimal landscaped area to be affected that should not affect greatly on the surrounding biodiversity, surrounding coastline nor the foreshore building line.



- The aerial photograph above illustrates the extent of vegetation in the

surrounding locality. The addition of a portion of landscaped area will have no detrimental impact on wildlife & habitat corridors or the bushland surrounding the nearby Stapleton Park & 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 & improved with considerable native vegetation surrounding the property maintaining connection of riparian zones for land animal routes as well as no impact to fish movements 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 area of biodiversity, surrounding coastline and foreshore building line 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 & landscaped area on the property as well as adding to the landscaped area. We consider that the proposal will impose minimal impact and maintains the surrounding waterways, parklands & riparian lands of the Avalon area outlined in this modified Development Application.