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Mount Pritchard and District Community Club
c/- Cerno Management
Suite 2, Level 4, 280 George St
Sydney NSW 2000

Ref/Job No: 15SYD-2022

15 June 2015

Dear Mount Pritchard and District Community Club,

Suitability of Flora and Fauna Assessment for s96 application – Harbord Diggers redevelopment

Ecological Australia Pty Ltd (ELA) was engaged by Cerno Management on behalf of Mt Pritchard and District Community Club to produce a Flora and Fauna Assessment Report to support a staged development application (DA) to Warringah Council.

A flora and fauna assessment report was produced in 2012, following an initial ecological constraints assessment in 2011 in a separate DA to Council. In 2014, ELA was again engaged to consider the applicability of the 2012 assessment report to accompany a DA. The 2012 report was reviewed against current planning instruments and changes to threatened species records. Revised architectural and landscape plans were also reviewed against the 2012 report.

Following the DA lodgement, a list of proposed consent conditions was issued. The development was approved by the Sydney East Region Joint Planning Panel on 1 December 2014.

The s96 modification application relates to the following:

- Modification of stormwater disposal design
- Proposed modification to Evans St (widening)
- Other proposed modifications as per letter from Architectus dated 15 May 2015.

The purpose of this letter is to clarify if any of the modifications require additional ecological information, whether or not the wildlife corridor will be impacted and that the modified designs comply with SEPP 19 (Urban Bushland) and SEPP 71 (Coastal Protection).

The flora and fauna assessment and report (ELA 2014) identified that for the original proposal the following vegetation would be removed:

- Four mature *Banksia integrifolia*
- Planted garden beds
- Maintained lawn (0.38 ha).

The report concluded that there would not be any impact to the wildlife corridor because the native vegetation on the headland would not be impacted. The removal of the planted vegetation was not likely to alter the corridor. The retention of vegetation on the headland satisfies both the requirements of the Development Control Plan with respect to wildlife corridors and the aims of SEPP 19.

The modifications proposed either do not intersect with the mapped wildlife corridor (the majority of the proposed built form) or are down slope from the headland native vegetation (e.g. Evans St widening). The modification to the stormwater disposal will not negatively impact on the headland vegetation. The modification refers to the size of the pipes required. The location of these pipes does not differ from the original design.

There will be modifications to the landscaping. The proposed modifications are to the allocation of planting and not to the list of species proposed. This will not have an impact to the wildlife corridor and will be consistent with SEPP 19.

The disposal of stormwater appears to comply with the requirements of SEPP 71 Coastal Protection. The design proposes to collect all rainwater from roofs in an onsite rainwater tank. Overflow would be conveyed under Lumsdaine Drive after having been through a water quality device onsite. The water would also pass through a gravel filled geotextile 'sausage' as per Cardno drawings NA89913027-101(5) and NA89913027-105(5). The SEPP 71 requires that stormwater is to be treated before being discharged into the ocean.

After reviewing the proposed modifications against the original DA and flora and fauna assessment, there is no requirement to provide additional information to address potential impacts. The proposed modifications do not further impact on native vegetation, the wildlife corridor or threatened entities over and above that which had been addressed in ELA 2014. The flora and fauna report is still relevant for the modified DA.

If you have any questions regarding the ELA report, please do not hesitate to contact me on 02 8536 8650 or by email at meredithh@ecoaus.com.au

Yours sincerely,

Meredith Henderson

Senior Ecologist