

Ecological Report

7 Cooleena Road, Elanora Heights

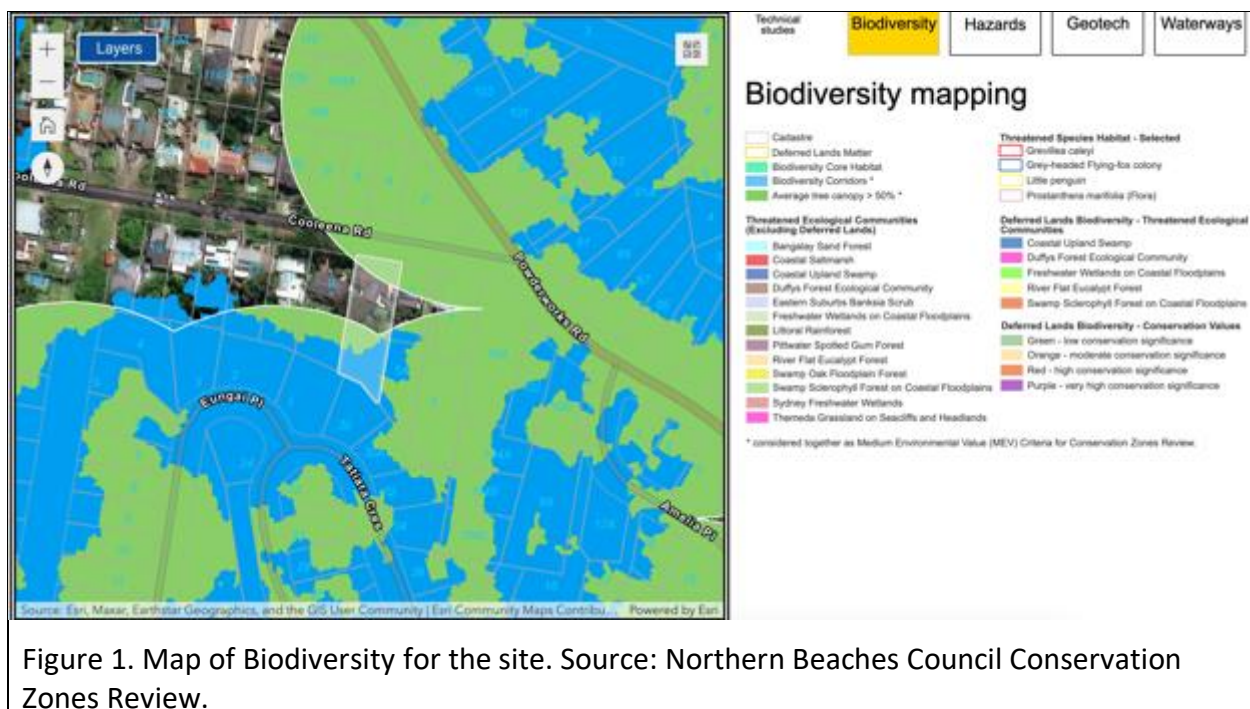
May 2023

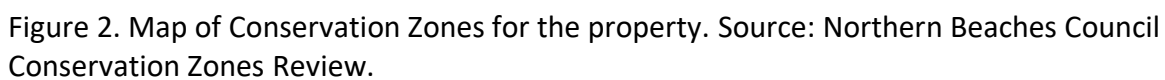
RE: *Proposed Zoning Changes for the Property*



Summary

Ecological Consultants Australia has prepared this report on behalf of Joe Vescio at JV Urban representing property owner Sandro Ianni. The purpose of the report is to submit a proposal for a conservation zones review and request a rezoning to R2 low density residential. The desired rezoning aligns with the adjacent sites located to the immediate west of the project area.





MEV criteria is determined by a combination of tree canopy and biodiversity corridors being present on site. The site is considered as MEV if this criterion affects more than 50% of the site. The properties adjacent to the site to the west indicate less than 50% of tree canopy and biodiversity corridors, determining their proposed zoning as Residential Zone.



Figure 3. Site. Source: Nearmap 2023.

Figure 3 provides an aerial image of the property highlighting the existing vegetation as of 1 May 2023. Desktop resources and the site visit that occurred by Ecologist Geraldene Dalby-Ball on 8 March 2023 indicate that:

- No ecological values present on site
- No direct connections to biodiversity corridors
- No known (or seen in survey) threatened plants on site

As seen in Figure 3, cleared land is seen in the center leading towards the southern end of the site.



Figure 4. Cleared area of site within the Biodiversity Zone.
Source: Nearmaps 2023.

Within the site, there is a designated area of 150 m² that has been cleared, yet it falls within the defined boundaries of the biodiversity corridor and tree canopy area. This portion, depicted in Figure 1, has led to the consideration of classifying the site as an MEV, as the canopy and corridor cover 50% of the site. However, further analysis using Figure 3, Figure 4, and on-site observations reveal that the vegetation present does not exhibit characteristics of tree canopy or provide connections to corridors, primarily due to the land being cleared.

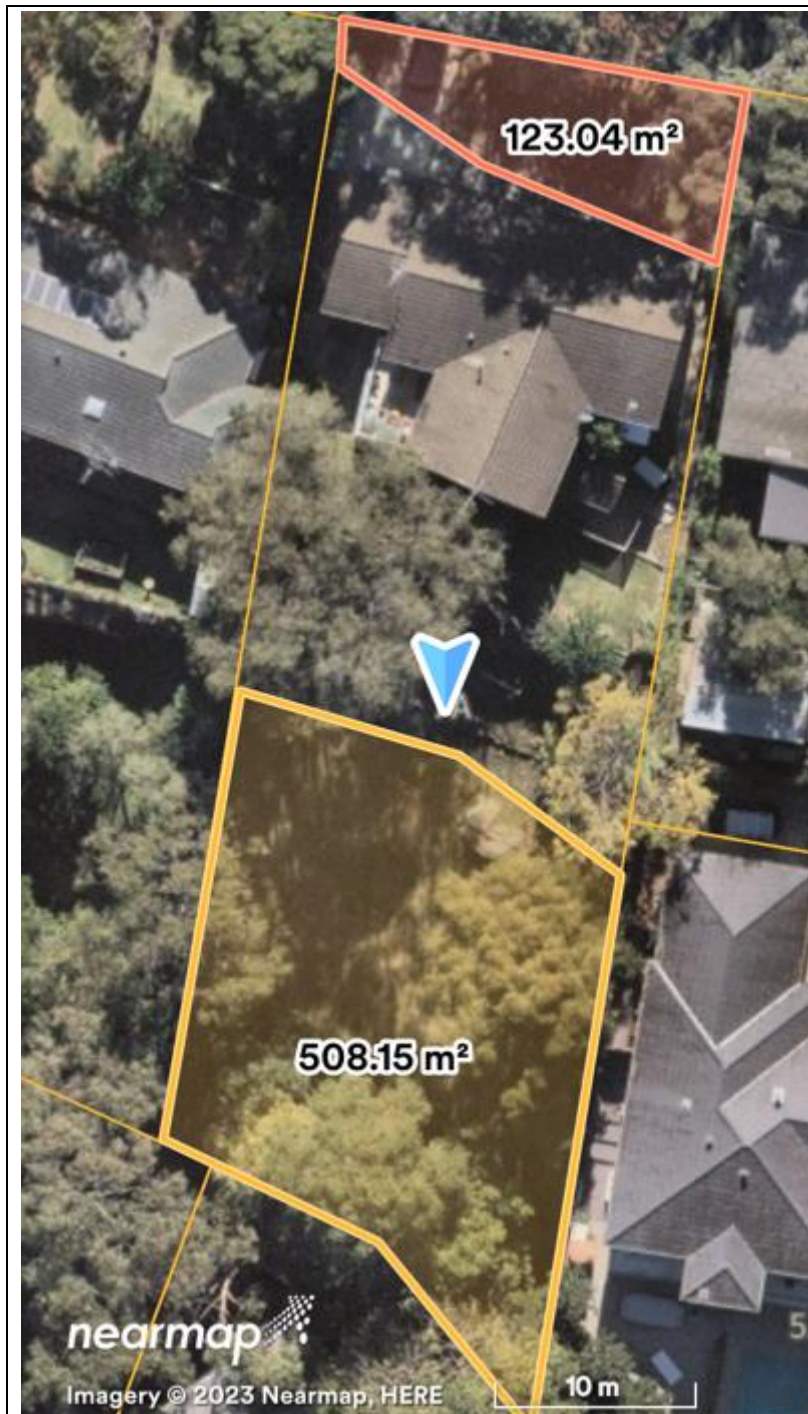


Figure 5. Total area of site proposed to be within the biodiversity corridors and tree canopy map via Northern Beaches Council.
Source: Nearmap 2023.



The proposed project encompasses a total area of 631 m², specifically designated for biodiversity corridors and tree canopy. However, 150 m² of this area does not possess these ecological attributes due to this land being cleared. Consequently, the actual area of land that fulfills the criteria of biodiversity corridors and tree canopy is reduced to 481 m² within the site. The entire site spans 1242 m² (refer to Figure 6). Based on these measurements, it becomes apparent that only 38% of the site will fall within the designated biodiversity corridors and tree canopy area, which falls short of the required threshold of 50% or more to hold environmental value. Consequently, the property fails to meet the Medium Environmental Values (MEV) and can be appropriately zoned as R2 low density residential.

Statement of Authorship

This certification of the works covered by the Plan is by Sommer Dean with a MSc. in Conservation Biology and Geraldene Dalby- Ball BSc Hons I majoring in Ecology. With over 20years experience in ecology.



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Geraldene has over 20 years experience in managing bushland in Sydney and was the manager of Environment and Education at Pittwater Council 8 years directly responsible for over 500ha of Sydney bushland. She is a Sydney based consultant with full-time management of bushland from both the reporting side as well as managing bush regeneration and large scale environmental restoration contracts which are directly linked to her skills in practical bushland management particularly in the urban fringe.

Geraldene has BSc with first class honors majoring in ecology. She also has years of practical based work and this project is being done in conjunction with her team who also have the university qualifications and CLM Cert III.

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| <ul style="list-style-type: none"> • BSc (Ecology) Hons I (Sydney University) • Over 20 yrs. Experience in Ecological Consulting <p>Positions</p> <ul style="list-style-type: none"> • Board Member of Ecological Consulting Association of NSW • Technical Advisor Sydney Olympic Park – WET Wetlands Education and Training | <p>Geraldene's key areas are in urban ecology, riparian, waterway, and salt- and fresh-water wetland rehabilitation. She has over 15 years wetland experience and has presented papers on the topic at the NSW Coastal Conference, Sydney LLS and Hawkesbury Nepean forums.</p> <p>Having over 8 years local government experience as Manager of Environment and Education for Northern Beaches Council, Geraldene is skilled in experimental design and analysis; research; teaching (Sydney University and TAFE), environmental legal work, negotiating and strategic planning. She has also contributed to several community and professional workshops on topics of ecological importance. Geraldene is a joint author on Burnum Burnum's popular book, <i>Wildthings</i>, published by Sainty and Associates and author of the chapter on engaging community in rehabilitation projects in Estuary Book. During her early professional years, she worked with wetland expert Geoff Sainty of Sainty and Associates for over 5 years.</p> |
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