

Friday, 12 August 2022

Ecologist Letter Re. Section 4.55 Application for Modification to DA2017/0385 Wyvern Hospital – 4A Larool Road, Terrey Hills

To whom it may concern,

Wyvern Health Pty Ltd (Wyvern) is submitting a modification to approved DA2017/0385 pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). I understand that the modification is for minor alterations to the building structure, associated infrastructure and landscaping. I understand the modification does not require removal of any trees that have not already been approved for removal under the original DA.

To date, I have not been provided me any information to lead me to believe that the Coastal Upland Swamp stormwater recharge system proposed by Martens & Associates in the document titled “*Stormwater Management and Water Balance Report: Lot 2, DP 1145029 4a Larool Road, Terrey Hills, NSW P1605687JRO6V01 September 2021*” will be affected by the proposed DA modification such that stormwater recharge will be altered to levels that are not generally in accordance with the relevant Conditions of DA2017/0385.

I have viewed the Landscape Master Plan produced by Arcadia, including the planting schedule (**Appendix 1**). I understand that Arcadia are proposing for Wyvern to install enough trees to replace all of the potential Eastern Pygmy Possum (*Cercartetus nanus*) forage-habitat trees that were cleared for the approved DA at a ratio of three replacement trees for each single tree removed. Further to this Arcadia have proposed the installation of enough *Banksia ericifolia* plants (1180 plants) to meet the requirements proposed in the ‘*Species Impact Statement For the proposed Private Hospital at Lot 2/1145029 Terrey Hills NSW 2084 Report prepared for Wyvern Health Pty Ltd 18 December 2017*’ (Narla Environmental 2017) and overarching ‘*Wyvern Terrey Hills Hospital Biodiversity Management Plan 2021 4A Larool Road, Terrey Hills NSW 2084 (Lot 2/1145029) Report prepared for Wyvern Health Pty Ltd*’ (Land Eco Consulting 2021).

Arcadia calculated that the proposed landscape plan associated with the DA modification will result in a loss of 219.27m² which would otherwise have been landscaped with native vegetation under the DA approved Landscape Plan (Carmichael Studios, August 2017). Although the area of soft landscaping proposed by Arcadia (2022) for the DA modification is less than that proposed in the original DA approved Landscape Plan (Carmichael Studios, August 2017), the area of native revegetation that will be lost if the proposed DA modification is approved, will be compensated by the in-perpetuity protection and management of the commissioned Biodiversity Stewardship Agreement (BSA) Site (BS0016) which now covers 1.92 hectares. This is 0.97 hectares more than the area of land originally agreed to be protected and managed under a BSA as described in condition 21 of the ‘Notice of Determination’ for DA2017/0385.

Further to this, Arcadia are confident that they can achieve the desired planting densities and number of plants (including replacement Eastern Pygmy Possum feed plants) necessary to ensure the proposed DA modification, and this is generally in accordance with the DA approved planting density.

If Arcadia can ensure their landscape plan will meet the planting densities of locally indigenous flora species proposed, particularly Eastern Pygmy Possum feed plants, then I provide my opinion that the proposed DA modification does not substantially differ from the original approved DA in a manner that would warrant further impact assessment or offset pursuant to section 7.2-7.3 of the *NSW Biodiversity Conservation Act 2016*. The protection and management of 1.92 hectares of native vegetation in perpetuity exceeds the amount originally requested by Council in the Notice of Determination for DA2017/0385, and this compensates for the shortfall in total area of landscaping proposed by Arcadia for the DA modification.

Please feel free to get in touch if you wish to discuss further.

Yours sincerely,

Kurtis Lindsay BSc (Hons)

Principal Ecologist

Accredited Biodiversity Assessor (#BAAS18059)

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Appendix 1 – Arcadia Wyvern Hospital LOT 02, Larool Road, Terrey Hills 104 Planting Schedule

This is a summary of the information provided in the project brief. It is not a substitute for the full project brief. The project brief is the source of the information and should be consulted for the full details of the project. The information in this summary is subject to change without notice.

Project

Project Name: Wyvern Hospital
Project Location: Lot 02, Larool Road, Terry Hills
Project Manager: [Name]
Project Start Date: [Date]
Project End Date: [Date]

Project Description: The project involves the construction of a new hospital building and the associated infrastructure. The building will be a three-story structure with a total floor area of approximately 10,000 square meters. The infrastructure will include roads, parking areas, and landscaping.

Project Objectives: The project objectives are to provide a new hospital building that meets the needs of the community, to provide a new parking area for patients and staff, and to provide a new landscaping area for the hospital grounds.

Project Scope: The project scope includes the construction of the hospital building, the construction of the parking area, and the construction of the landscaping area. The project also includes the design and construction of the infrastructure.

Project Budget: The project budget is estimated to be \$10 million. The budget includes the cost of the building, the cost of the parking area, and the cost of the landscaping area.

Project Risks: The project risks include the risk of cost overruns, the risk of delays, and the risk of quality issues. The project manager will monitor the project risks and will take action to mitigate the risks.

Project Deliverables: The project deliverables include the hospital building, the parking area, and the landscaping area. The project manager will ensure that the deliverables are completed on time and within budget.

Project Stakeholders: The project stakeholders include the project manager, the project sponsor, the project team, and the project users. The project manager will communicate with the stakeholders and will ensure that the project is completed successfully.

Project Status: The project status is currently on track. The project manager will continue to monitor the project status and will ensure that the project is completed successfully.

Project Contact: The project contact is [Name]. The project contact will be the primary point of contact for all project-related matters.

Project Date: 21/01/2021

Project Version: 1.0

Project Page: 1 of 1

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This is the only Arcadia planting schedule. Any other Arcadia planting schedule is not to be used. Arcadia is not responsible for any errors or omissions in this schedule. Arcadia is not responsible for any errors or omissions in this schedule. Arcadia is not responsible for any errors or omissions in this schedule.

Notes

1. S465 04/06/2012
2. S465 13/01/2012
3. S465 11/01/2012
4. S465 20/06/2012
5. S465 03/06/2012

Revision: Revision Description: Revision Date

Project

Wyvern Hospital
LOT 02, LAROL ROAD,
TERRY HILLS

Project Status
S465

Client

WYVERN
HEALTH PTY LTD

Drawing No. 104
Drawing Name: Planting Schedule

Site No. 20-761
Scale: 1:1
Scale: 1:1
Scale: 1:1

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ARCADIA