

MEMO



To: Hunter & Central Coast Joint Regional Planning Panel
From: Senior Development Planner - Andrew Leese
File: DA/2011/2016 **Reference:** 2017HCC001 **Date:** 06 February 2018
Subject: Issues for Clarification – JRPP Meeting 8 February 2018

Dear Panel Members

Council staff has received a list of seven issues that the Panel is seeking further/greater clarification on, for the determination meeting for this DA.

Firstly, Council's s Planner – Flora and Fauna (Dr Vanessa Owen) has been invited and will be attending the in-house briefing for this DA.

In response to the issues raised Council provides the following response:

1. Permissibility:

No in-house legal opinion has been sought on this DA in relation to the definition of the use (and the ancillary uses) that is proposed on the site. The report identifies the use has been defined as a Community Facility, a use permissible with consent in both the R2 Residential and E2 Environmental zones. The report notes that the principal use contains a number of separately defined uses, such as places of public worship (open area worship space), visitor accommodation and recreation facility.

In response to the issues raised by the Panel it is noted that *Places of Public Worship* are permissible in the R2 Residential Zone and *Camping Grounds* are prohibited in the E2 Environmental zone.

Given the use is operating at the (lake) site and has done so for over seventy years, (with numerous DAs recorded for amenities, alterations and additions on the site since 1986), Council has taken the line that in considering the principal function, use and operations identified by the applicant, the use can be defined as a Community Facility and hence all components proposed, (including recreation, accommodation, camping, worship and education) are permissible with consent on all sites as ancillary uses.

The Department's February 2013 Circular - How to Characterise Development has been considered in making this judgement.

For reference, the following definitions for the LM LEP 2014 are provided:

camping ground means an area of land that has access to communal amenities and on which campervans or tents, annexes or other similar portable and lightweight temporary shelters are, or are to be, installed, erected or placed for short term use, but does not include a caravan park.

community facility means a building or place:

(a) owned or controlled by a public authority or non-profit community organisation, and

(b) used for the physical, social, cultural or intellectual development or welfare of the community,

but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

place of public worship means a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training.

tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following:

- (a) backpackers' accommodation,
- (b) bed and breakfast accommodation,
- (c) farm stay accommodation,
- (d) hotel or motel accommodation,
- (e) serviced apartments,

but does not include:

- (f) camping grounds, or
- (g) caravan parks, or
- (h) eco-tourist facilities.

2. Tree Loss

Council's arborist's final referral is provided in full as an attachment to this memo. Council staff have counted 390 trees nominated for removal over the three sites. As such, proposed conditions require the re-planting of 390 trees.

Tree loss is documented within the Arborist Tree Removal Schedule (D08508891), Landscape Plans (D08508854) and site Plans (pages 6, 12, 16 of Plans D08509520). Copies of these can be made available or viewed by the Panel members at the briefing.

3. SEPP (Vegetation in non-rural areas)

The Vegetation SEPP regulates clearing that is not ancillary to development requiring consent. As the proposed clearing activities are clearing that is ancillary to development requiring consent, it is to be assessed as part of the development assessment process, (i.e. Vegetation SEPP does not apply to application).

4 & 5: Seven Part Test / Ecologist Referral

Impacts are summarised in the final ecologist referral, a copy in full is attached. Squirrel glider, little lorikeet, wallum froglet, *Tetratheca juncea*, swamp sclerophyll forest EEC were recorded onsite. Assessments of significance under S5A of the *EP&A Act* and *Commonwealth Environment Protection and Biodiversity Conservation Act* have been provided. (See RPS report D08508917). Development is unlikely to result in a significant impact on threatened biota listed under the *Biodiversity Conservation Act/ Threatened Species Conservation Act*.

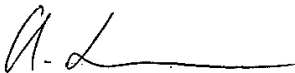
6. Vegetation loss and APZs

The relationship between the proposed vegetation loss and creation of APZs can be seen on pages 6, 12, 16 of DA Plans (D08509520), which shows tree removal over the three sites- including APZ).

7. New Biodiverssity Legislation implications

The application was lodged before the commencement of the *Biodiversity Conservation Act*, and has therefore been assessed under the *Threatened Species Conservation Act*. Biodiversity offsets in the form of a Biodiversity Management Plan over the 100 Acre Site are included as a condition of consent.

Regards



Andrew Leese
Senior Development Planner
Development Assessment & Compliance Department

Referral Response

Trees



Application Number: DA/2011/2016

Date:

Location LOT 27 DP 1158510, LOT 2 DP 21486, LOT 1 DP 21486, LOT 3 DP 21486, LOT 1 DP 660659, LOT 28 DP 1158510, LOT 29 DP 1158510, PT LOT 1 DP 1089567, LOT D DP 356160 40 YARRAWONGA PARK ROAD, BALCOLYN NSW 2264, 20 YARRAWONGA PARK ROAD, BALCOLYN NSW 2264, 77A YARRAWONGA PARK ROAD, YARRAWONGA PARK NSW 2264

I refer to the subject application and advise that per previous tree referral comments an Arboricultural Impact Assessment and Tree Protection Plan has not been submitted to support application (not found in TRIM file).

Further, there is no reference to appropriate tree protection measures in accordance with *AS4970-2009 – Protection of Tree on Development Sites* in any of the submitted landscape plans or documentation.

Ideally, considering the scale of development and amount of trees potentially impacted by construction disturbance, this information should be submitted as a minimum.

The proponent has however provided a schedule outlining tree protection and structural root zones for individual trees.

This information requires heavy consideration to ensure trees identified for retention remain successfully viable, however the schedule is essentially only a reference point to a tree protection plan that does not exist.

It is noted the proposal is supported in its current layout by Council's Landscape Architect, and concurrence is given to comments regarding the revised layout appearing to have a more positive outcome.

Recommendation

Per previous tree referral comments, an Arboricultural Impact Assessment and Tree Protection Plan should be provided to accompany the initial Arborist Report and Tree Removal Schedule, which is to reference *AS4970-2009 – Protection of Tree on Development Sites*, and be formatted in a way that can be conditioned for future development of the site/s.

Alternatively, if this documentation is not likely to be forthcoming, consideration can be given to including the following draft condition into impending consent.

XX. Protection Measures for Trees and Native Vegetation

All native trees and vegetation both on the site and on adjoining properties shall be retained and protected in accordance with DCP 2014 – *Tree Preservation and Native Vegetation Management Guidelines* (Section 6) and the Australian Standard *AS4970-2009 – Protection of Trees on Development Sites* unless they have been specifically identified for removal on the approved plans or documentation.

All underground utilities and other required excavations are to be routed away from any tree identified for retention, in accordance with the Tree Protection Zone dimensions as outlined in the *Existing Tree Schedule* component of approved Arborist Report (Hawkeswood, 02/02/2016).

A separate application shall be made to Council in accordance with Clause 5.9 of Lake Macquarie Local Environmental Plan 2014 for the removal of any other trees or native vegetation. This includes application for the removal of any understorey vegetation or the stripping of ground cover vegetation that is outside those areas approved for construction.

Specific Tree Protection Measures are to include (but not limited to):

- Tree Protection Zones (TPZ) are to be established around trees identified to be retained in accordance with Australian Standard *AS4970-2009 – Protection of Trees on Development Sites*
- A 1.8 metre high chain mesh fence is to be erected around each TPZ prior to works (within site) and must remain intact until construction is completed.
- Any excavation within the vicinity of identified TPZs is to be carried out by hand, with all care taken not to damage tree roots. If tree roots greater than 30mm are found during works that need to be severed, they are to be cut with a saw (not ripped).
- A suitably qualified Project Arborist (AQF Level 5) is to be in attendance to supervise tree works on site during critical stages of construction, particularly when or if excavations are carried out within the identified TPZ of any tree nominated for retention.
- TPZs are to be mulched to a minimum depth of 100mm using organic mulch.
- Fences around Tree Protection Zones must be sign posted to warn of its purpose.
- Harmful Materials – storage of materials, building waste, excavated spoil, cement or any harmful materials are not permitted within TPZs.
- Any minor pruning of trees must be carried out in accordance with Australian Standard *AS 4373-2007 - Pruning of Amenity Trees*, by a suitably qualified Arborist.

Should you require any information please contact me on extension 1450

Ben Dugan
Development Assessment and Compliance

Referral Response

Development – Flora/Fauna



Application Number: DA/2011/2016

Date: 07/09/2017

Location: LOT 27 DP 1158510, LOT 2 DP 21486, LOT 1 DP 21486, LOT 3 DP 21486, LOT 1 DP 660659, LOT 28 DP 1158510, LOT 29 DP 1158510, PT LOT 1 DP 1089567, LOT D DP 356160 40 YARRAWONGA PARK ROAD, BALCOLYN NSW 2264, 20 YARRAWONGA PARK ROAD, BALCOLYN NSW 2264, 77A YARRAWONGA PARK ROAD, YARRAWONGA PARK NSW 2264

I have inspected the site and reviewed the additional information, including Plans (Glendenning Szobosziay Architects 1/08/2017), Biodiversity Assessment Report (RPS August 2017), Landscape Documentation (Xeriscapes 26/07/2017), Arborist Tree Removal Schedule (17/08/2017), Bushfire Hazard Letter (Building Code and Bushfire Hazard Solutions 03/08/2017), RFS General Terms of Approval (16/01/2017).

Where required the application has been assessed for compliance with ecological requirements / recommendations detailed in the EP&A Act 1979, TSC Act 1995, NV Act 2003, FM Act 1994, EPBC Act 1999, SEPP 14, 19, 26 & 44, LMCC LEP (2014), LMCC DCP 1 (2014), and LMCC Guidelines for Flora and Fauna Survey (2012), Tetratheca juncea (2014), Grevillea parviflora subsp. Parviflora (2013), Squirrel Glider (2015), Large Forest Owls (2014) and Coastal Management.

Flora and Fauna Site Attributes / Proposal

Vegetation

The application would involve the establishment of a camping area and asset protection zone in 100 Acre Wood, and the construction of accommodation, recreational and grounds maintenance facilities in the Lakeside precinct and Transfer Area.

The application proposes to remove approximately 2.33ha of native vegetation, comprising 390 trees across the three sites (see Table 1).

Table 1 – Summary of vegetation communities proposed to be retained / removed

Vegetation Community	Proposed to be removed (ha)	Proposed to be retained (ha)
Swamp Sclerophyll Forest on Coastal Floodplains, an endangered ecological community (EEC) listed on the TSC Act, comprising: HU935 Swamp Mahogany - Broad-leaved Paperbark - Saw Sedge – Yellow Marsh Flower swamp forest of coastal lowlands HU863 Smooth-barked Apple - Red Mahogany - Swamp Mahogany – Melaleuca sieberi heathy swamp woodland of coastal lowlands	0.03	2.67 (although not all within a 20 metre buffer)
HU715 Scribbly Gum - Smooth-barked Apple - Red Bloodwood shrubby forest of the Lower Hunter, Sydney Basin Bioregion	2.30	39.22
TOTAL	2.33	41.89

Threatened Species

The site provides habitat to a number of threatened species (see Table 2).

Table 2 – Summary of threatened species that occur and are likely to occur on subject site

Level of Occurrence	Species
Threatened species known to occur within subject site	<ul style="list-style-type: none"> Squirrel Glider (<i>Petaurus norfolcensis</i>); Little Lorikeet (<i>Glossopsitta pusilla</i>); Wallum froglet (<i>Crinia tinnula</i>); <i>Tetratheca juncea</i>.
Threatened species considered to potentially occur within the subject site	<ul style="list-style-type: none"> Spotted-tailed Quoll (<i>Dasyurus maculatus maculatus</i>), Koala (<i>Phascolarctos cinereus</i>), Grey-headed Flying-fox (<i>Pteropus poliocephalus</i>); Glossy Black Cockatoo (<i>Calyptorhynchus lathami</i>), Masked Owl (<i>Tyto novaehollandiae</i>), Powerful Owl (<i>Ninox strenua</i>), Square-tailed Kite (<i>Lophoictinia isura</i>), Varied Sittella (<i>Daphoenositta chrysoptera</i>), Regent Honeyeater (<i>Xanthomyza phrygia</i>), Swift Parrot (<i>Lathamus discolor</i>), Little Eagle (<i>Hieraaetus morphnoides</i>), Eastern Osprey (<i>Pandion cristatus</i>), Australasian Bittern (<i>Botaurus poiciloptilus</i>), Black Bittern (<i>Ixobrychus flavicollis</i>), White-bellied Sea Eagle (<i>Haliaeetus leucogaster</i>), Bush Stone-curlew (<i>Burhinus grallarius</i>), Spotted Harrier (<i>Circus assimilis</i>); Greater Broad-nosed Bat (<i>Scoteanax rueppellii</i>), Eastern False Pipistrelle (<i>Falsistrellus tasmaniensis</i>), East Coast Freetail bat (<i>Mormopterus norfolkensis</i>), Little Bentwing-bat (<i>Miniopterus australis</i>) and Eastern Bentwing-bat (<i>Miniopterus schreibersii oceanensis</i>), Yellow-bellied Sheath-tail-bat (<i>Saccolaimus flaviventris</i>); <i>Cryptostylis hunteriana</i>, <i>Melaleuca biconvexa</i>.

Significant Habitat Features

There are a number of significant habitat features on the subject site (see Table 3).

Table 3 – Summary of significant habitat features on site

Habitat Feature	Site Attribute
Foraging habitat	Approximately 2.33 ha of foraging habitat would be impacted that is important to species such as the squirrel glider and little lorikeet.
Habitat Hollows	227 hollow-bearing trees were identified across the subject site; 3 are nominated for removal in the 100 Acre Wood, none in the Lakeside precinct or Transfer Area.
Corridors	<p>The site contains a corridor that links native vegetation in the Lakeside precinct to the 100 Acre Wood through the Transfer Space. This vegetation appears to be important to the local squirrel glider population which was trapped on both the Lakeside and 100 Acre Wood, and is likely to rely on winter-flowering trees within the swamp sclerophyll forest EEC for seasonal foraging.</p> <p>Although the vegetation has been modified on the Lakeside site, canopy trees are important for arboreal fauna movement through the area.</p> <p>The site forms part of a habitat patch approximately 270 ha in size.</p>
Riparian Habitat	<p>A number of watercourses traverse the 100 Acre Wood. The watercourses are adjoined by swamp sclerophyll forest on coastal floodplains EEC and provide known habitat for the threatened wallum froglet.</p> <p>An access trail is proposed across the second order watercourse on the northern boundary of the E2 land.</p>



Figure 1: Extract of Council's Native Vegetation and Corridor Map v1 (2011). Subject site bound by dark green line. Native Vegetation Corridor shown in green. Orange line represents corridor narrowed to less than 200m. Red line represents fauna crossing point. Pink dashed line represents corridor in need of rehabilitation.

Referral Comments

The Lakeside precinct and Transfer Area contain seasonally important foraging habitat and the Transfer Area contains an important movement corridor for threatened arboreal mammals, birds and bats. The amended Landscape Plans (Xeriscapes Revision E 26/07/2017) demonstrate an effort to retain trees and native vegetation around proposed infrastructure and appropriate canopy, understorey and groundcover species for revegetation works within the Lakeside precinct. All trees in the E2 zone of the Lakeside precinct are nominated for retention.

Sixty four trees are nominated for removal through the Transfer Area. The resulting post-development corridor narrows to less than one tree width in areas and is not sufficient to retain effective connectivity across the Transfer Area between the Lakeside precinct and 100 Acre Wood. This linkage is a strategically important one for squirrel gliders, which were trapped on both the Lakeside precinct and 100 Acre Wood, and are likely to be utilising the Transfer Area as a movement corridor to access seasonally important foraging habitat (such as winter-flowering swamp mahogany *Eucalyptus robusta*). The majority of retained trees through the Transfer Area have been rated as medium, medium poor and poor condition (Demolition Plans Glendenning Szobosziay Architects 1/08/2017). I recommend an assessment be undertaken following tree clearing through the Transfer Area to determine if squirrel gliders can continue to move through the area without going to ground, using the principles in Council's Squirrel Glider Planning and Management Guidelines. Based on the proposed tree removal shown in the submitted plans (Demolition Plans Glendenning Szobosziay Architects 1/08/2017) it is highly likely glider poles will be required at least in the short term (noting that tree planting is proposed in this area on the Landscape Plans and may possibly provide a linkage in the long term when mature).

The 100 Acre Wood contains high ecological value foraging and nesting habitat important to threatened species, communities and their habitat which are protected under State and Commonwealth legislation. The site's high ecological value is reflected in the E2 zoning. The proposed development area containing the refuge, camping area and asset protection zone appears to be in the most appropriate area for this development on the site, and protects swamp sclerophyll

forest EEC with a 50 m buffer, wallum froglet habitat and a 50 m buffer, all *Tetratheca juncea* clumps and a 20 m buffer and potential owl roost/nest trees and a 100 m buffer (satisfying recommended buffers in Council's DCP and Flora and Fauna Survey Guidelines). However, the proposed tree clearing for the refuge, camping area, access trail and asset protection zone would nevertheless result in loss of 2.33 ha of threatened species foraging habitat and three hollow-bearing trees. Habitat proposed for removal is in good condition and its loss does not appear to comply with development objectives for the E2 zone:

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.
- To conserve, enhance and manage corridors to facilitate species movement, dispersal and interchange of genetic material.
- To encourage activities that meet conservation objectives.

The applicant has proposed to implement a Biodiversity Management Plan over the 100 Acre Wood to compensate for tree clearing and habitat loss in the 100 Acre Wood. There are beneficial outcomes of implementing a Biodiversity Management Plan, including:

- Fencing and conservation signage on site boundaries,
- Blocking vehicle access and clean-up of dumping areas,
- Weed removal and revegetation along the residential interface,
- Establish regular monitoring and response program to protect and enhance habitat for wallum froglet, squirrel glider, forest owls and *Tetratheca juncea*.
- Provide compensatory nest boxes at 2:1 ratio.

I have drafted a Biodiversity Management Plan condition which satisfies Council's Biodiversity Offset requirements for loss of swamp sclerophyll forest, loss of squirrel glider habitat and loss of hollow-bearing trees.

Conclusions and recommendations within the Biodiversity Assessment Report (RPS August 2017) are generally supported. Assessments of significance under S5A of the EP&A Act and Environment Protection and Biodiversity Conservation Act have been provided; the application is unlikely to result in a significant impact to threatened biota listed on the TSC Act and a species impact statement is not required.

Application of Council's *Tetratheca juncea*, Squirrel Glider and Large Forest Owl Planning and Management Guidelines indicate a significant impact under S5A of the EP&A Act is unlikely.

Note: It is noted that the application is integrated development as per the Rural Fires Act. I have reviewed the RFS General Terms of Approval.

Summary of Recommendation

The application is considered to reasonably address flora and fauna requirements and no objection is raised with regard to the application provided consent conditions provided below and added to Pathway are adopted as part of any consent:

- **DEV200-14 Retention of Trees and Native Vegetation**
- **DEV 201 Hollow-bearing Tree Removal (as amended below)**

A qualified ecologist or wildlife carer shall supervise installation of nest boxes and removal of any hollow bearing trees to ensure mitigation against any native animal welfare issues.

Removal of Trees with Habitat Hollows

Removal of trees with habitat hollows shall be undertaken outside of hollow dependent fauna hibernating and breeding periods (i.e. preferred clearing times occur in March/April and October / November). Any hollow-bearing trees shall be felled in one to two metre sections, beginning at the top of the crown. Lengths cut from the tree(s) shall be in a manner that will preserve the hollow(s) with each section inspected and appropriately treated to minimise impact to fauna.

Nest Box Installation

Six nest boxes are to be installed:

- At least 2 weeks prior to clearing and maintained in perpetuity;
- At least 4 metres above ground;
- Be of a design suitable for species that may be residing in trees marked for removal;
- Be of a design that is consistent with NSW Government 2011, *"Biodiversity Guidelines: Protecting and managing biodiversity on RTA projects - Guide 8: Nest boxes"*, prepared by the Roads and Traffic Authority, September 2011 and NSW Government 2008, *"Guidelines for the design, construction and placement of nestboxes"*, prepared by the Department of Environment, Climate Change and Water, Biodiversity Conservation Section.
- At an orientation that is suitable for the species that the nest box has been designed. Micro bat nest boxes should be orientated at a north to north westerly aspect. Bird and mammal boxes should be orientated at an east facing aspect;
- In a manner that minimises damage to the trees and surrounding vegetation; and
- With a unique number affixed that can be read from the ground.

Nest Box Monitoring

Nest boxes shall be monitored to determine their usage and repairs or replacement (as required). Monitoring shall be carried out on an annual basis for a minimum period of five years following installation and/ or as otherwise agreed with Council.

Reporting

Council's Development Planner Flora and Fauna is to be provided with a written report following:

- Installation of nest boxes;
- Removal of hollow bearing trees; and
- Each annual monitoring/maintenance inspection.

Reports are to include the nest box identification number, artificial nest box or salvaged tree hollow type, GPS location (including GIS map), species and diameter at breast height of the host tree, artificial nest box or salvaged tree hollow height, nest box orientation, species use and nest box condition.

• **DEV 200A Biodiversity Management Plan (as amended below)**

A person qualified in natural vegetation management, ecology or bush regeneration shall be retained to prepare a Biodiversity Management Plan (BMP) in consultation with Council's Development Planner Flora and Fauna. The BMP shall be prepared in accordance with the *Lake Macquarie City Council Guideline for Vegetation Management Plans*. The BMP shall be submitted, to and approved by Council's Development Planner Flora and Fauna prior to the issue of the first construction certificate. The BMP shall include:

- Fencing and conservation signage on site boundaries,
- Blocking vehicle access and clean-up of dumping areas,
- Weed removal and revegetation as required including along the residential interfaces and illegal access areas. Revegetation shall include a minimum of 390 preferred squirrel glider

feed trees including swamp mahogany *Eucalyptus robusta*, forest red gum *Eucalyptus tereticornis*, red bloodwood *Corymbia gummifera* and scribbly gum *Eucalyptus haemastoma*.

- Establishment of regular monitoring and response program which protects and enhances habitat for wallum froglet, squirrel glider, forest owls and *Tetratheca juncea* across the 100 Acre Wood in perpetuity.

Implementation of the BMP shall commence immediately upon any construction work commencing and shall be carried out in accordance with the BMP approved schedule of works. Annual monitoring statements shall be provided to Council's Development Planner Flora and Fauna verifying compliance with the BMP. Implementation of the BMP may cease once outcomes of the BMP have been met, the works schedule completed and approval for the completion of works has been obtained from Council's Development Planner Flora and Fauna.

- **Squirrel Glider Poles**

Within one month of vegetation clearing commencing in the Transfer Area, an assessment shall be undertaken to determine if squirrel gliders can continue to move through the area without going to ground, using the principles in Council's Squirrel Glider Planning and Management Guidelines. The results of this assessment shall be confirmed by Council's Development Planner Flora Fauna. If required, structures (glider poles) shall be provided to establish a functioning corridor to enable fauna movement (in particular squirrel gliders) between the Lakeside precinct and 100 Acre Wood through the Transfer Area (Lot 1 DP 1089567 20 Yarrowonga Park Road Balcolyn). Input from a squirrel glider expert shall be obtained and included in the design, placement and to confirm the number of these structures. They must be designed in consultation with Council and with consideration to site constraints including power lines and traffic/public safety requirements, have regard to any requirement of the Roads and Maritime Services, and be certified by a practicing structural engineer. If required, the poles shall be installed within three months of vegetation clearing commencing, and monitored for a minimum of ten years with an annual monitoring statement provided to Council. Confirmation is required from Council's Development Planner Flora Fauna that revegetation works through the Transfer Area have re-established canopy connectivity prior to removal of the poles.

- **88B Instrument**

The Registered Proprietor of the land shall provide an instrument under Section 88B of the Conveyancing Act setting out terms of easements and/or restrictions as to user as may be required by conditions of this consent. Council is to be the party empowered to release, vary or modify those (and only those) easements and/or restrictions required by conditions of this development consent.

The Section 88B Instrument is to identify trees nominated for retention through the Lakeside precinct and Transfer Area (Tree Management No 1 and Tree Management Plan No 2, Xeriscapes 26/07/2017) as vegetation that is to be retained, protected and enhanced in perpetuity.

The Section 88B Instrument is to identify trees nominated for retention the development area in the 100 Acre Wood (100 Acre Woods Refuge & Camping Area Plan Demolition Plan, Glendenning Szoboszlay Architects Revision B 01/08/2017) as vegetation that is to be retained, protected and enhanced in perpetuity.

The Section 88B Instrument is to identify the development area in the 100 Acre Wood (100 Acre Woods Refuge & Camping Area Plan Demolition Plan, Glendenning Szoboszlay Architects Revision B 01/08/2017). The remainder of the site is to be retained, protected, managed and enhanced in accordance with the 100 Acre Wood Biodiversity Management Plan.

Should you require any information please contact me on extension ext 1334.

