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**Ecological Impact of Amended Development Application for 4-18 Northwood Road and 274 and 274A Longueville Road, Lane Cove**

Dear Andrew,

I have been requested by City Plan on behalf of Pathways Residences (the 'client') to comment on the suitability of the latest designs for storm water for the proposed development.

In order to inform my opinions on the aforementioned matters, I have reviewed the following documents to be submitted as part of the amended development application:

- Acor Consultants Pty Ltd, Longueville Aged Care Development 16 Northwood Road, Northwood Civil Engineering DA Package: (August 2020 - January 2021); and
- Cumberland Ecology, Flora and Fauna Assessment (September 2020).

The findings of my review are set out below:

The property that is the subject of the development application 113/20 (DA) is 4-18 Northwood Road and 274 and 274A Longueville Road, Lane Cove.

Cumberland Ecology prepared an updated flora and fauna assessment of the DA in 2020. That report verified that the site is almost entirely cleared. However, there is a small area (~0.06 ha) of vegetation called Coastal Enriched Sandstone Moist Forest that will be cleared, and the subject land is upslope from a bushland area that contains a broad area of forest.

Although there are no significant impacts to bushland on the site, care must be taken to minimise impacts from storm water to the bushland downslope, as the site is upslope from the adjacent bushland and the golf course.

The previous storm water plans detailed the stormwater discharge system to be a dispersion system along the eastern boundary. In addition, earlier plans documented a stormwater pipe discharge into a headwall which would partially trench for a short length through the bushland.

I have examined the updated storm water management plans prepared by Acor Consultants Pty Lin 2021 and discussed the latest modifications with Tim Fitzhardinge, civil engineer from Acor. I understand that two key modifications have been proposed in consultation with Council engineering staff:

1. storm water will now be piped off site to Gore Creek in an above ground pipe; and
2. the water dispersal through rock gabions has been replaced so that all such storm water will be directed into the pipes and delivered to Gore Creek.

I believe that the modifications are an improvement in ecological terms because there will be much less excavation and soil disturbance required for the above ground pipeline. I also agree with the revision that now directs approximately 50% of the stormwater to be reused on site with the remaining storm water being directed to Gore Creek rather than dispersing it through gabion walls, as this will lessen the likely spread of weeds, nutrients and pollutants from the subject site into downhill bushland areas. I believe under the proposed plans there will be minimal ecological impact, and that this impact can easily be resolved by way of Conditions of Consent. A suitable condition for resolution would be the preparation of a Construction Environmental Management Plan which requires the pipeline works to be supervised by an ecologist in addition to quarterly monitoring by an ecologist for the duration of construction.

If any further information is required, or if you would like to discuss this matter further, please do not hesitate to contact me, or Mikael Peck, on (02) 9868 1933.

Yours sincerely,



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