



**ADDENDUM -
ADDRESSING THE PROPOSAL
FOR
2 - 16 POCKLEY AVENUE, ROSEVILLE,
IN RELATION TO
KU-RING-GAI LEP (2015)**

PREPARED FOR:

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Consultants experience

The principal of 'ACS Environmental P/L' has worked in the area of biodiversity impact and bushland management plan preparation services for 20 years. He also has 20 years of experience in scientific research (ecological) and teaching in biological science at UNSW.

The consultant senior ecologist has many cumulative years' experience in ecology and biodiversity impact assessment. She has also taught biological sciences at UNSW.

CURRENCY OF BIODIVERSITY DEVELOPMENT ASSESSMENT WAIVER REPORT

I, Josie Drevon, certify that this Biodiversity Development Assessment Waiver Report (BDAR WAIVER) has been prepared on the basis of the requirements of (and information provided) the biodiversity assessment method on the 9th of April 2025.

A BAM report could not be prepared as there were insufficient native plant species occurring throughout the subject area to undertake BAM assessment by quadrat methodology.

The relevant application is for a State Significant Development planning approval for the demolition of 8 existing residential dwelling houses and construction of a new multi-storey building at 2 - 16 Pockley Avenue, Roseville

Signed:



Date: 9/04/2025

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1 ADDRESSING THE PROPOSAL FOR 2 - 16 POCKLEY AVENUE, ROSEVILLE, IN RELATION TO KU-RING-GAI LEP (2015)

2 - 16 Pockley Avenue, Roseville, is zoned as R2 (Low Density Residential) land, and therefore any development must comply with the Ku-ring-gai Local Environment Plan (2015), specifically clauses 6.3 and 6.4 in relation to Biodiversity and Riparian lands and adjacent waterways.

1.1 Clause 6.3 – Biodiversity Protection

Clause 6.3 applies to land identified as Biodiversity on the Council’s Terrestrial Biodiversity Map.

Figure 1 indicates that the subject site occurs outside the areas mapped on the Council’s Terrestrial Biodiversity Map.

The objective of this clause is to protect, maintain and improve the diversity and condition of native vegetation and habitat, including;

- a) protecting biological diversity of native fauna and flora, and
- b) protecting the ecological processes necessary for their continued existence, and
- c) encouraging the recovery of threatened species, communities, populations and their habitats, and
- d) protecting, restoring and enhancing biodiversity corridors.



Figure 1: Mapping on the Ku-ring-gai Council Biodiversity map showing that the subject site (red outline) is not mapped as having vegetation with biodiversity value (green shading).

Before determining a development application for development on land to which this clause applies, the consent authority must consider

- a) the impact of the proposed development on the following
 - I. any native vegetation community,
 - II. the habitat of any threatened species, population or ecological community,
 - III. any regionally significant species of plant, animal or habitat,
 - IV. any biodiversity corridor,

- V. any wetland,
 - VI. the biodiversity values within any reserve,
 - VII. the stability of the land, and
- b) any proposed measure to be undertaken to ameliorate any potential adverse environmental impact, and
 - c) any opportunity to restore or enhance remnant vegetation, habitat and biodiversity corridors.

The BV Map (DCCEEW 2025) derived from the Planning Portal concurs with the KLEP (2015) mapping indicating that there is no biodiversity value associated with the landscaped vegetation occurring within the subject properties (Figure 2).

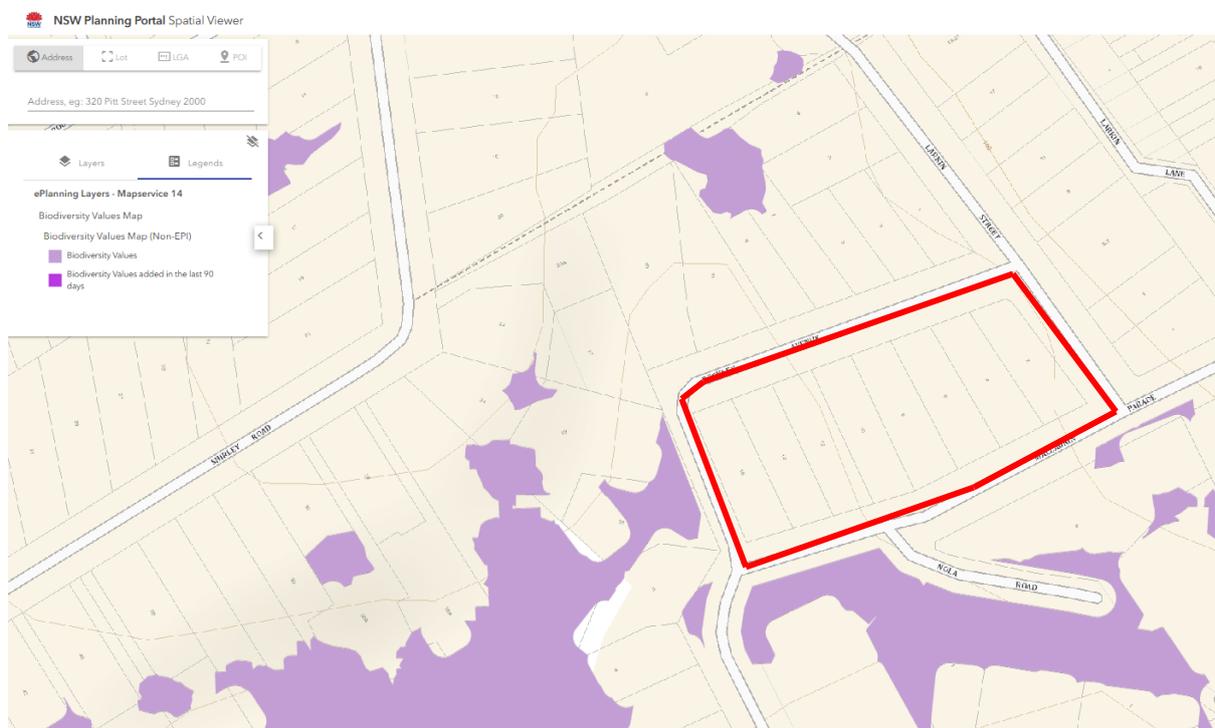


Figure 2: Mapping of Biodiversity Value derived from the Planning Portal and prepared by DCCEEW (2025) indicating that the subject site (red outline) is not mapped as having vegetation with biodiversity value (purple shading).

In addition to impacts to native vegetation and threatened flora and fauna and their habitat, as well as other indirect impacts and proposed measures to avoid and minimise those impacts that are dealt with elsewhere in this report, Figure 3 shows that the northern (front) section of No. 16 Pockley Avenue of the subject site is slightly encroached by an area mapped by Council as a biodiversity corridor, though does not occur within or near a wetland or reserve.

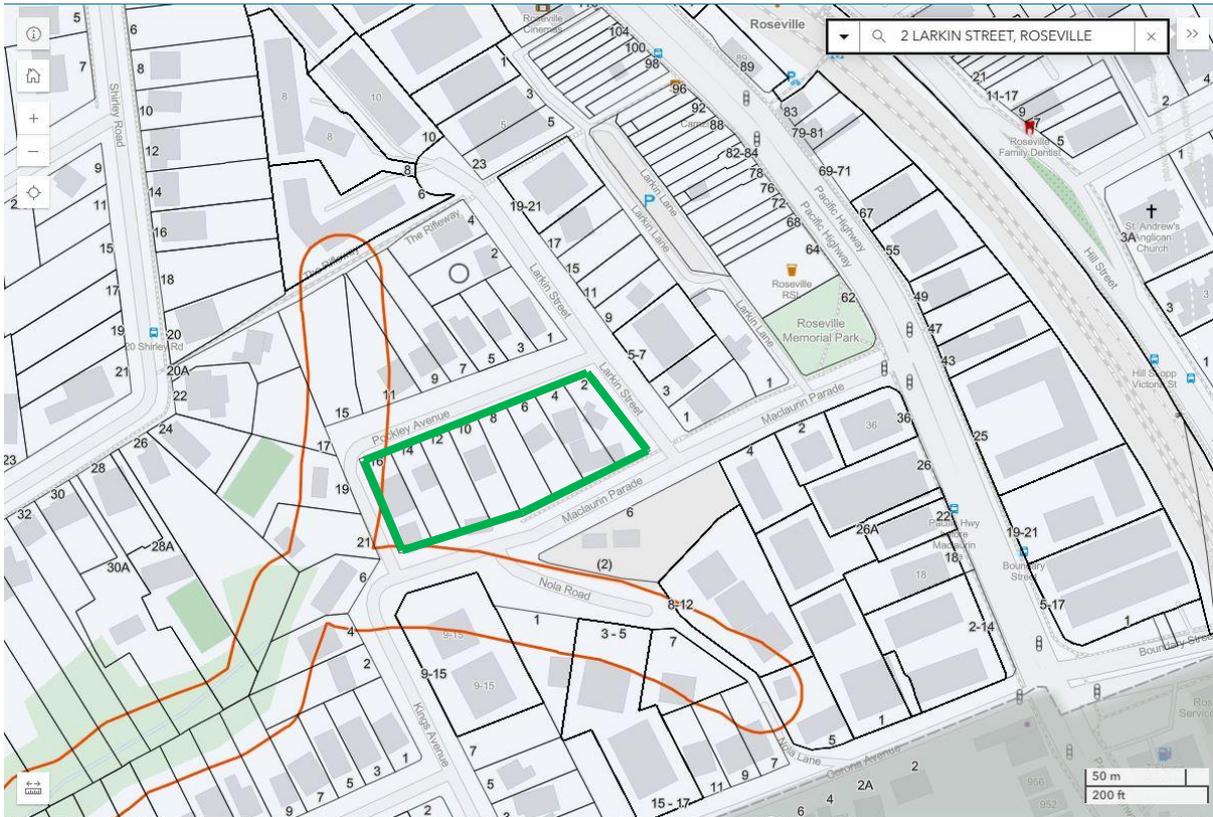


Figure 3: Ku-ring-gai Council's Biodiversity Corridor map showing that the front section of No. 16 Pockley Avenue of the subject site (green outline) occurs within an area mapped as a biodiversity corridor (red outline).

There is no definitive plant community mapped by DCCEEW (2025) for the subject site (2 - 16 Pockley Avenue, Roseville).

A small area given to a mapped distribution of Blue Gum High Forest (BGHF) (PCTid 3136) (is contributed to by a stand of mature individuals of Sydney Blue Gum that occur at the rear of No. 7 Pockley Avenue. However, very few natural elements of such former distribution currently occur within the subject site.

There is no Biodiversity Value mapped on the DCCEEW (2025) BV Map for the subject site (2 - 16 Pockley Avenue, Roseville) (Figure 2) and comprehensive field inspection of the vegetation occurring at the frontal section of the address at 16 Pockley Avenue presents as a managed garden with exotic species including Camellia hedge and individuals of Trident Maple Tree (*Acer buergerianum*) and Jacaranda (*Jacaranda mimosifolia*) (see also Scales 2025).

Figure 4 is an image of the vegetation occurring at the front section of No. 16 Pockley Avenue, Roseville.



Figure 4 - Front landscaped yard at No. 16 Pockley Avenue, Roseville, indicating landscaped individuals including *Camellia* hedge (LHS of image), *Murraya* and *Buxus* hedges in front of the house and individual of *Jacaranda* at RHS rear of gate entrance to property

It is considered that the landscaped vegetation occurring at the front yard of No. 16 Pockley Avenue, Roseville, does not effectively contribute to a natural biodiversity corridor which is very much more aligned with the presence of mature individuals of Sydney Blue Gum at the rear yard of No. 7 Pockley Avenue, Roseville (Figure 5).



Figure 5– Rear yard at No. 7 Pockley Avenue, Roseville, indicating remnant mature individuals of Sydney Blue Gum, with which it is considered that the Biodiversity Corridor is associated

1.2 Clause 6.4 – Riparian and Adjoining Waterways

Regulation 6.4 applies to riparian land and adjoining waterways.

The objectives of the clause are to

- a) protect or improve
 - i. water quality within waterways, and
 - ii. the stability of the bed and banks of waterways, and
 - iii. aquatic and riparian species, communities, populations and habitats, and
 - iv. ecological processes within waterways and riparian lands, and
 - v. scenic and cultural heritage values of waterways and riparian lands,
- b) where practicable, to provide for the rehabilitation of existing piped or channelised waterways to a near natural state.

The clause applies to land identified on the Riparian Land and Watercourses map.

Figure 6 shows the Council’s Riparian Lands and Watercourses map and indicates that the subject site does not occur within land identified as riparian land or within a watercourse.



Figure 6: Ku-ring-gai LEP (2015) Riparian Lands and Watercourses map showing that the subject site (red outline) does not occur within land mapped identified as Riparian Land.

2 Conclusions

In conclusion, from the results of the Ku-Ring-Gai LEP (2025) mapping, as well as the BV mapping by DCCEEW (2025), it can be assessed that no biodiversity value is associated with the properties comprising the subject site (2 - 16 Pockley Avenue, Roseville), such that the proposal would not incur any net loss of significant vegetation or habitat, and that the development proposal conforms with the objectives of Clause 6.3 and Clause 6.4 of the KLEP (2025).