

11 September 2020

Our ref: 20SYD-17182

Anglican Schools Corporation
c/-EPM Projects Pty Ltd
Level 2, 146 Arthur Street
North Sydney NSW 2060

Attention: Jordan Graham

Dear Jordan,

Roseville College SWELL SSDA – Response to submissions

Eco Logical Australia (ELA) was engaged by Anglican Schools Corporation to address submissions received following the exhibition of the State Significant Development Application for the Roseville College SWELL Project, particularly watercourse and riparian issues associated with the property at 37 Bancroft Avenue, Roseville.

SUBMISSION

ELA understands that during the exhibition period, concerns from members of the public were raised with regard to the potential impact of the proposed development in the context of 37 Bancroft Avenue and it being slightly encroached in its south-eastern corner by an area mapped as “Category 3a” riparian land, on the *Ku-ring-gai Local Environmental Plan 2015* Riparian Lands and Watercourses Map.

RESPONSE

The south eastern corner of 37 Bancroft Avenue contains a Category 3a watercourse as mapped on the Riparian Lands and Watercourses Map under the *Ku-ring-gai Local Environmental Plan 2015* (Ku-ring-gai LEP). Part 2 of the Ku-ring-gai LEP identifies land use zones within the Ku-ring-gai Local Government Area and objectives and permissible development within each zone, including zones to protect Natural Waterways, Environmental Conservation and Environmental Management. The property at 37 Bancroft Avenue is zoned as R2: Low Density Residential.

Part 17 of the Ku-ring-gai Development Control Plan 2016 lists the objectives for development on Category 3a Riparian Land, including ‘to contribute to improved water quality within the catchment’. The Stormwater Management Report prepared by ACOR Consultants (2019) outlined that Water Sensitive Urban Design (WSUD) features have been incorporated into the proposed development, including a rainwater tank, OceanGuard pit inserts for all in-ground stormwater pits and Ocean Project filtration cartridges, resulting in an improvement in water quality leaving the site compared to the existing scenario. A Construction Environmental Management Plan (CEMP) prepared for the site also

details methods for dust and waste management during the construction works. The construction of WSUD features and implementation of a CEMP during the construction works will contribute to improved water quality within the catchment.

Within the south eastern corner of property at 37 Bancroft Avenue where the Category 3a watercourse is mapped, there is no defined channel. The vegetation within this area of the site was mapped by ELA as Urban Exotic/Native (Roseville College BDAR Waiver; ELA, 2019) and could be considered riparian vegetation. While this vegetation is proposed to be removed to facilitate development, the Landscape Package prepared for the site includes revegetation of this area.

The proposed development is unlikely to adversely impact on the mapped Category 3a watercourse or downstream areas, as it involves incorporation of WSUD features, erosion and sediment controls as outlined in the CEMP and revegetation within the portion of the site mapped as a Category 3a watercourse.

Regards,



Claire Wheeler

Aquatic Ecologist