

Vegetation

The Flora and Fauna Assessment by **Kevin Mills & Associates**, Ecological and Environmental Consultants found that only three vegetation communities occur on the subject land, none of these being natural. The communities include an area of mixed re-growth forest/woodland, an area of wattle forest/woodland and areas of kikuyu grassland.

The assessment found that ‘there are no large or old trees anywhere on the site, so the vegetation is regrowth rather than remnant from the original rainforest that once grew across the Berkeley Hills. Most of the trees appear to be quite young.’

‘Native plant species are common within the mixed re-growth forest/woodland area and for a significant portion of this area it is a recommendation in the Flora and Fauna Assessment to retain the north-eastern corner of the property as an open space area where rainforest regeneration will be undertaken. That area was chosen because:

- it contains most of the native plants on the site;
- it is already starting to regenerate native vegetation, albeit amongst abundant weed growth;
- it is a separate catchment to the development;
- it is on Permian volcanic rock, rather than the sedimentary rock on most of the site;
- it is contiguous with the bushland on the adjoining council land.’

Should there will be any loss of native vegetation on other portions of the subject site due to the proposed development , this will be offset by regenerating native vegetation in the area described above.

It is also a recommendation of the Kevin Mills & Associates assessment that some local native species be incorporated into the landscaping of the remainder of the site. The local flora offers abundant choices for attractive plants, from trees to herbs. This is shown on the landscape concept plan by Dextrous Design.

The rainforest regeneration area has been incorporated into the concept plan and the weed removal and regeneration works are included in Stage 2 of the proposal.

Geotechnical characteristics

The preliminary landslide risk assessment tests carried out on the site by **Coffey geotechnics** indicates a high risk zone in the centre of the plot with risk of land sliding towards the north-west from the elevated zone down the natural gully towards the water catchment (A), the area of the site zoned R2 (Residential) in the Wollongong LEP 2009 .

This area will be subject to further studies and any building within this zone will be provided with engineered solution.

Buildings have been projected on the safer, higher areas of the site and construction methods addressed based on landslide risk.

Easement

A 24 metre wide easement for transmission lines is located on the southwest and southeast boundaries of the site - over Lots 1 & 2 in DP 765444. With four electrical towers on the site, the southern boundary has been left untouched.