



In looking at the Willoughby Local Environmental Plan (LEP), 2012 in context with the subject site, the land to the:

- east, is zoned as Open Space Public Recreation (RE1);
- south is zoned Infrastructure (SP2);
- west, being Richmond Avenue, is zoned Low Density Residential (R2).

The land to the east of the subject site, zoned RE1, is directly subject to the provisions of SEPP 19 and therefore the TX Australia site is subject to cl.9 of SEPP 19.

The land to the south and west of the TX Australia site, is not identified as open space identified by a planning instrument and therefore SEPP 19 does not apply to these areas.

As the site adjoins SEPP 19 bushland in the parcel of land to the east, identified in the Willoughby LEP as RE1, Clause 9 (d) of SEPP 19 requires the consent authority to consider:

*“9 (d) the effect of the proposed development on bushland zoned or reserved for public open space purposes and, in particular, on the erosion of soils, the siltation of streams and waterways and the spread of weeds and exotic plants within the bushland.”*

Proposed S75W application in relation to SEPP 19

Detailed plans relating to construction, stormwater and landscaping are proposed to be developed at a later stage, however the proposed conceptual building footprint is set back between 6-7m from the eastern boundary.

In relation to the potential effects on the adjacent land zoned RE1, it is envisaged that:

- potential erosion can be minimised through detailed drainage design and on-site detention controls;
- potential siltation of streams can be minimised by on site erosion and sediment controls during construction;
- weeds and exotic species on the site can be removed or controlled to minimise their spread into the adjacent RE1 land and the landscape plan can specify the species to be used to prevent the introduction of environmental weeds onto the site.

Other vegetation adjacent the subject site

In relation to vegetation within Richmond Avenue road reserve to the west of the subject site, the plantings in the road reserve can be retained with typical tree protection measures, with the exception of Tree No.183. Tree No.183 is a planted semi-mature Grey Gum (*Eucalyptus punctata*) and is identified as being removed in the Arboricultural Impact Assessment (Footprint Green, 2020) due to the tree being in close proximity to the proposed pedestrian access path to Building K shown on the landscape documentation (McGreggor Coxall, 2020).

To the south of the subject site, zoned SP2, the potential impacts on vegetation can also be minimised through, drainage design, on site stormwater, erosion and sediment controls along with weed control on the site and appropriate planting as part of the final landscape works.

If you or others require clarification of the above comments please do not hesitate to contact me.

Yours sincerely



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