

Wednesday 20 July 2011

Mr Peter Shellie
Development Manager
Department of Housing Australia
Edgelea, Lindfield NSW 2070
AUSTRALIA



Our Reference: 0137046

Attention: Peter Shellie

Dear Peter

RE: REZONING OF E3 LAND TO R1 AT EDGELEA

I am writing regarding a rezoning proposal for a housing estate in Lindfield. Environmental Resources Management Australia Pty Limited (ERM) has been commissioned by Defence Housing Australia (DHA) to assess the impact of the rezoning of approximately 500 square metres from E3 (Environmental Management) zoning to R1 (General Residential) zoning (see *Figure 1.1*) within the proposed Edgelea development in Lindfield.

1.1 BACKGROUND

DHA require a small amendment to the current rezoning proposal within the proposed Edgelea development to ensure the State Environmental Planning Policy No 65 (SEPP 65) and the Residential Flat Design Code design controls can be achieved. The amendment is necessary due to the residential amenity requirements for the proposed medium density development within Precinct 3 of the proposed development. This would result in a small intrusion of one of the proposed buildings into the E3 zone, which would be prohibited under the current zoning.

Therefore, the following amendments to the rezoning have been proposed:

- approx 500 square metres amended from E3 (Environmental Management) zoning to R1 (General Residential) zoning on the western side of the proposed Edgelea development. The rezoning will align the R1 zone line with the 50 metre Asset Protection Zone (APZ) setback and involves adding 500 square metres of E1 land to the R1 zone.

1.2 IMPACT ASSESSMENT

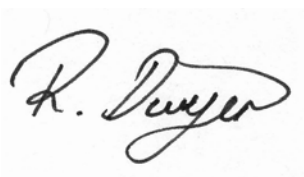
The impact area currently consists of Heath-leaved Banksia /Scribbly Gum closed bushland and is currently zoned E3 - Environmental Management. Field surveys undertaken by two ERM ecologists in May 2011 identified no threatened flora and fauna species or their habitat within this area. In addition, the new boundary will align with the existing APZ and management actions for the area are detailed in the Bushfire Management Plan (B. Eadie 2011) and Vegetation Management Plan (ERM 2011) for the Edgelea development. Therefore, the rezoning of Area 2 to R1 - General Residential, will not result in any significant impacts to the ecological values of the Edgelea development site.

1.3 CONCLUSION

The proposed amendment to the SEPP within the proposed Edgelea development in Lindfield NSW, including approximately 500 square metres from E3 zoning to R1 zoning will not result in any significant impacts to the ecological values of the Edgelea development site.

If you have any questions regarding the information contained in this letter, please contact Rebecca Dwyer, Senior Ecologist on 8584 8888 during office hours.

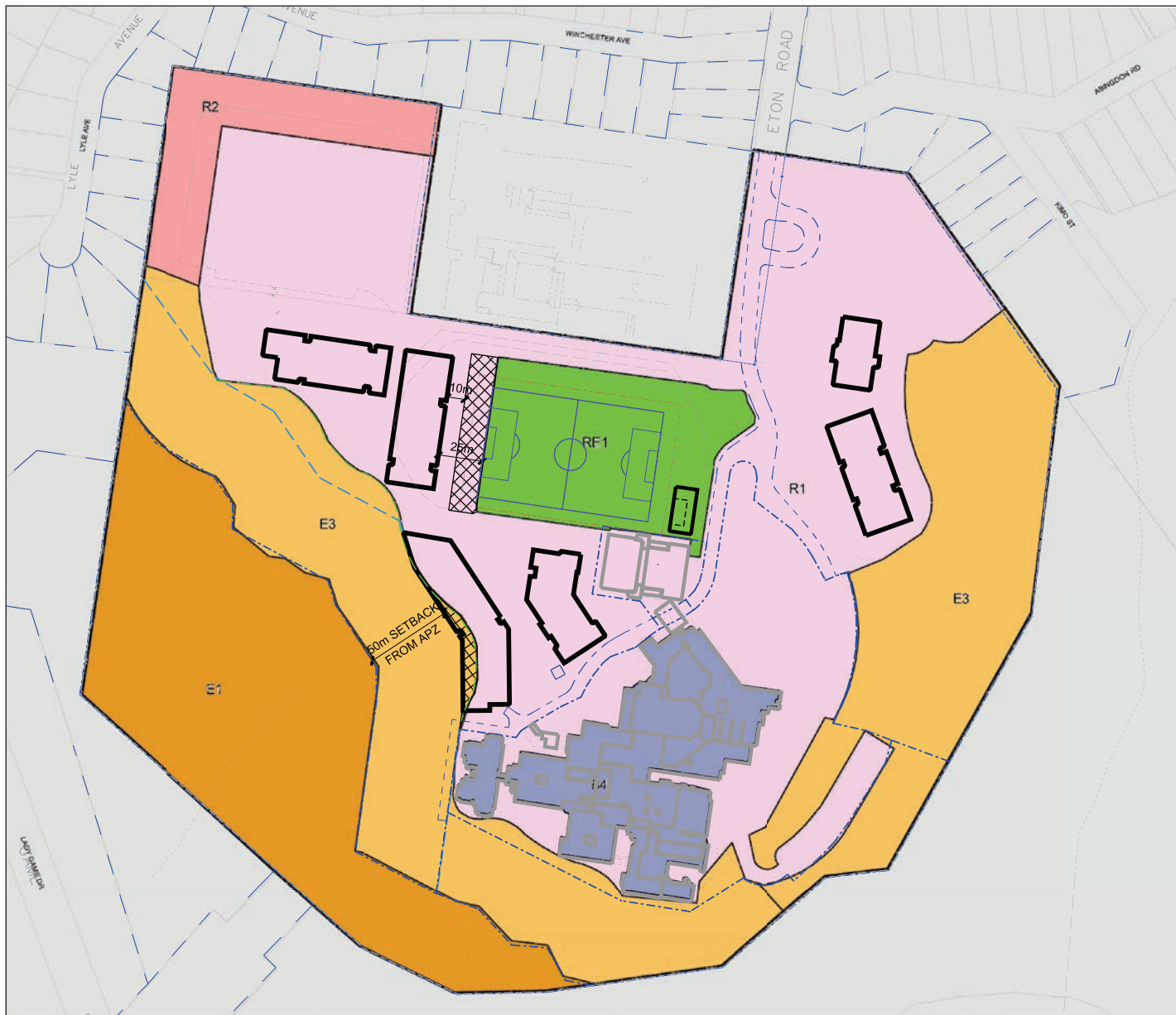
Yours sincerely,
for Environmental Resources Management Australia Pty Ltd



Rebecca Dwyer
Project Manager



Chris Jack
Partner In Charge



Client:	Defence Housing Australia
Drawing No:	0137046s_RZ_C001_R0.cdr
Date:	18/07/2011
Drawn by:	ML

Drawing size:	A4
Reviewed by:	RD

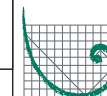
This figure may be based on third party data or data which has not been verified by ERM and it may not be to scale. Unless expressly agreed otherwise, this figure is intended as a guide only and ERM does not warrant its accuracy.

Figure 1.1 - Proposed rezoning of Edgelea development site

Edgelea, Lindfield

Environmental Resources Management ANP Pty Ltd

Adelaide, Auckland, Brisbane, Canberra, Christchurch, Hunter Valley, Melbourne, Perth, Port Macquarie, Sydney



ERM