

K Hayhurst
Ecology Summary of Evidence - Variation 3 - WDC
23 Harrisville Road Zone Change
2023/07/31

The following is a summary of my evidence dated 4 July 2023 and provides highlights for the Hearing Panel. My primary evidence specifically addresses select ecology-related aspects in the matters of the rezoning of land at 23A Harrisville Road to a Medium Density Residential 2 Zone. The following statements address the matters of concern raised in the Council's s42A Rebuttal Evidence – Enabling Housing Supply dated 19 July 2023:

1. I acknowledge the current zoning of the land allows for low-density residential development;
2. Rezoning the site to MRZ2 will increase the development potential on the site, thereby increasing development density;
3. In her rebuttal, Ms Hill notes that my evidence is unclear on whether I have considered the potential change on number of residential units and the increase in site coverage under MRZ2 zoning and whether there will be any change in effects. Please refer to statements 6 and 7 below.
4. I note that previous reporting undertaken on the site covered:
 - Wetland values at the site and assessment of the stormwater and earthworks required by the previous subdivision concept and
 - Vegetation removal protocols to avoid injury or mortality to bats during any vegetation clearance.
 - A planting plan covering the riparian and wetland area.
5. An updated ecology assessment covering the site's high-level details of ecological values has since been undertaken (July 2023).
6. Evaluation of the proposed subdivision density from an ecological perspective did not highlight any specific ecological restraints of the site in relation to the upzoning proposal.
7. It is understood that necessary assessments would be undertaken at the consenting stage, such as stormwater management/treatment, earthworks management, effects on fauna and management, or any other required detailed ecology assessment.
8. It is understood the required setbacks from the riparian and wetland areas are 20m (wetland) and 23m (stream/river) under the proposed zone. Either zone supports these setbacks in terms of ecology.
9. From an ecological perspective, the assessment did not determine any ecological restrictions that should limit the upzoning from Large Lot Residential Zone to MDRS/MRZ2.