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ECO LOGICAL AUSTRALIA PTY LTD

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Ref: 4417

15 December 2016

Dear Satwant,

RE: Review of Vegetation Management Plans for Gregory Hills Corporate Park Riparian Corridor

Eco Logical Australia (ELA) was engaged to prepare a brief review of the differences between two iterations of the Vegetation Management Plan prepared for the central riparian corridor of the previous Gregory Hills Corporate Park site at lot 701 DP1154772 Gregory Hills Drive, Narellan (hereafter referred to as the 'subject land'). The proposed works encompassed, the subdivision of 49 industrial/retail lots, bulk earthworks, construction of roads and services and the rehabilitation of a central riparian corridor.

A Vegetation Management Plan (VMP) for the central riparian corridor was initially prepared for the site in April 2012, with an amended document made in February 2015 and then a second and latest amendment dated November 2015. The later 2 iterations of the VMP were amended to include specific requirements which aimed to restore and rehabilitate the central riparian corridor whilst ensuring a future bushfire hazard was not created that would significantly impact the adjacent lots.

The riparian corridor provided through the site is in-line with the boundaries for waterfront land in the *Oran Park and Turner Road Waterfront Land Strategy 2009* and it also follows the boundary of the Riparian Protection Areas in the Growth Centres State Environmental Planning Policy (Growth Centres SEPP). The revegetation proposed in each version of the VMP have recommended local provenance vegetation with planting densities appropriate for the location within the corridor e.g. tree planting not to be carried out on batters. The later versions of the VMP (both February 2015 and November 2015) both have a modified planting style to accommodate the creation of a low or no bushfire hazard vegetation community whilst still providing a diverse assemblage of local provenance native species.

The key difference between the February 2015 VMP and the November 2015 is the location of the Management Zones within the riparian corridor.

The February 2015 VMP has Management Zone 1a (north of Digitaria Drive) and 1b (South of Digitaria Drive). **Figure 1** shows the location of the management zones in the February 2015 VMP. Specifically Management zone 1a was proposed to be revegetated to a fully structured River Flat Eucalypt Forest vegetation community. Management zone 1b, whilst still to be planted out with the same species as 1a, the planting design and densities were to be modified so that the future riparian corridor would not pose a bushfire threat to the surrounding development. Management zone 1b was to be a more open vegetation structure than that of zone 1a. This would mean that the revegetated riparian corridor north of Digitaria Drive (1a) would create a future hazard to the surrounding lots.

The November 2015 VMP included the amendment of the 2 previous zones 1a and 1b into one singular management zone as shown in **Figure 2**. The management treatments were subsequently changed to specify revegetation of the entire corridor to a River Flat Eucalypt Forest vegetation community. However, the planting design and densities were to be modified so that the future riparian corridor would not pose a bushfire threat to the surrounding development. This would mean that, if the VMP requirements for the planting densities and maintenance were complied with then the entire corridor would not pose a future hazard to the surrounding lots.

Specifically, the revegetation of the banks and batters, the following additional planting regimes would be required in order to create a vegetation community which will not pose a future bushfire hazard;

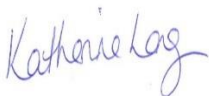
- Trees should be planted to allow a crown separation of 2-5m at maturity. Tree canopy cover should not exceed 15%
- Shrub and sedge plantings should be designed as clumps or islands and should not covering more than 20% of the area.

ELA understand that the version of the VMP currently accepted by Camden Council as applying to the site is that amended in February 2015 and that this letter is to support a s96 application to have the November 2015 VMP approved for the site.

With respect to the Camden Medical Precinct SSD Development which is located in lot 846 on the stamped plans (**Figure 3**). The differences between the February 2015 VMP and the November 2015 VMP will not change the conclusions made by ELA regarding the potential bushfire hazard of the corridor adjacent to Camden Medical Precinct.

If you have questions about any aspect of this letter, please contact me on (02) 4201 2207.

Yours sincerely,



Katherine Lang
Senior Environmental Consultant

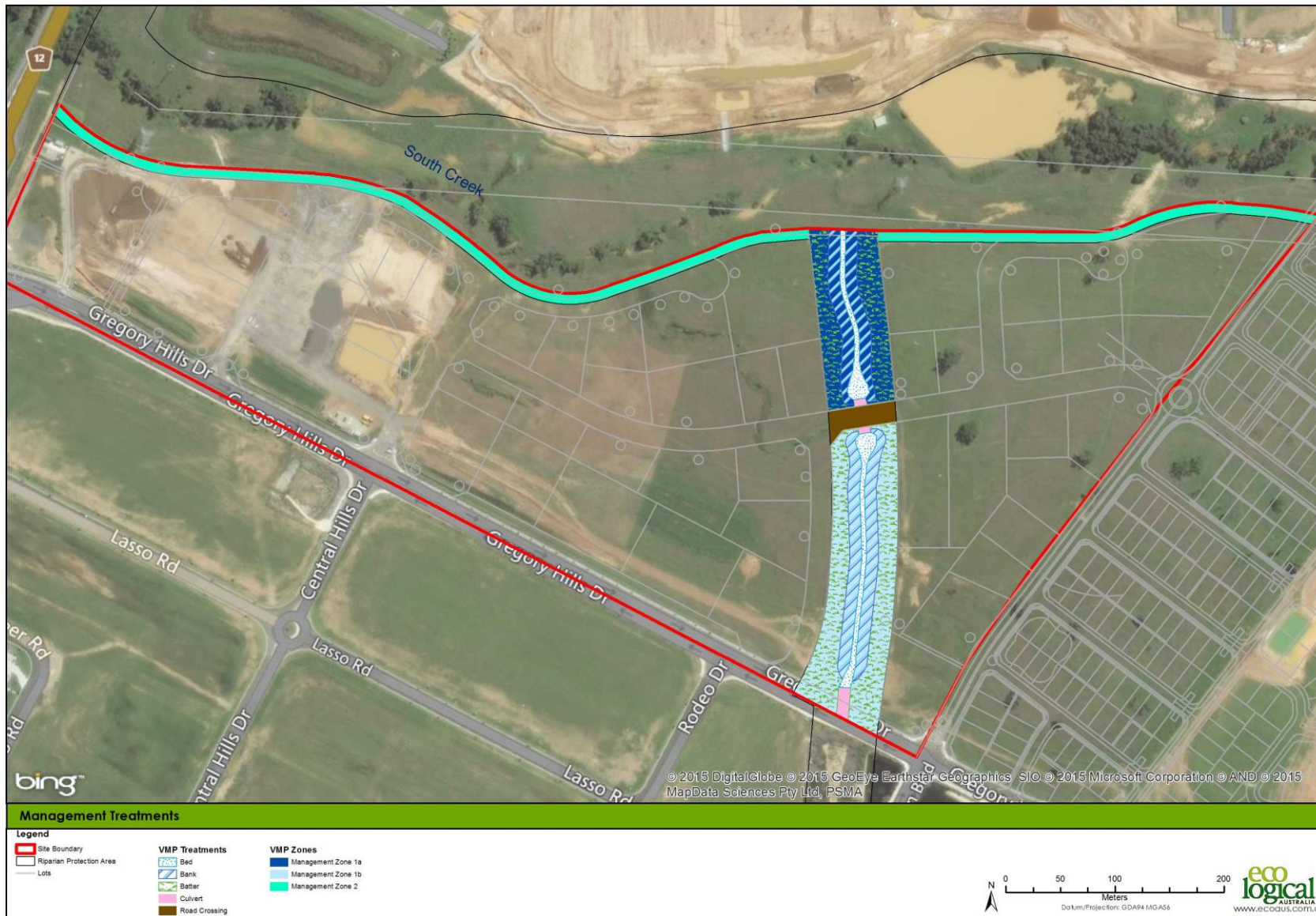


Figure 1 Management Zones and Treatments – Source VMP February 2015

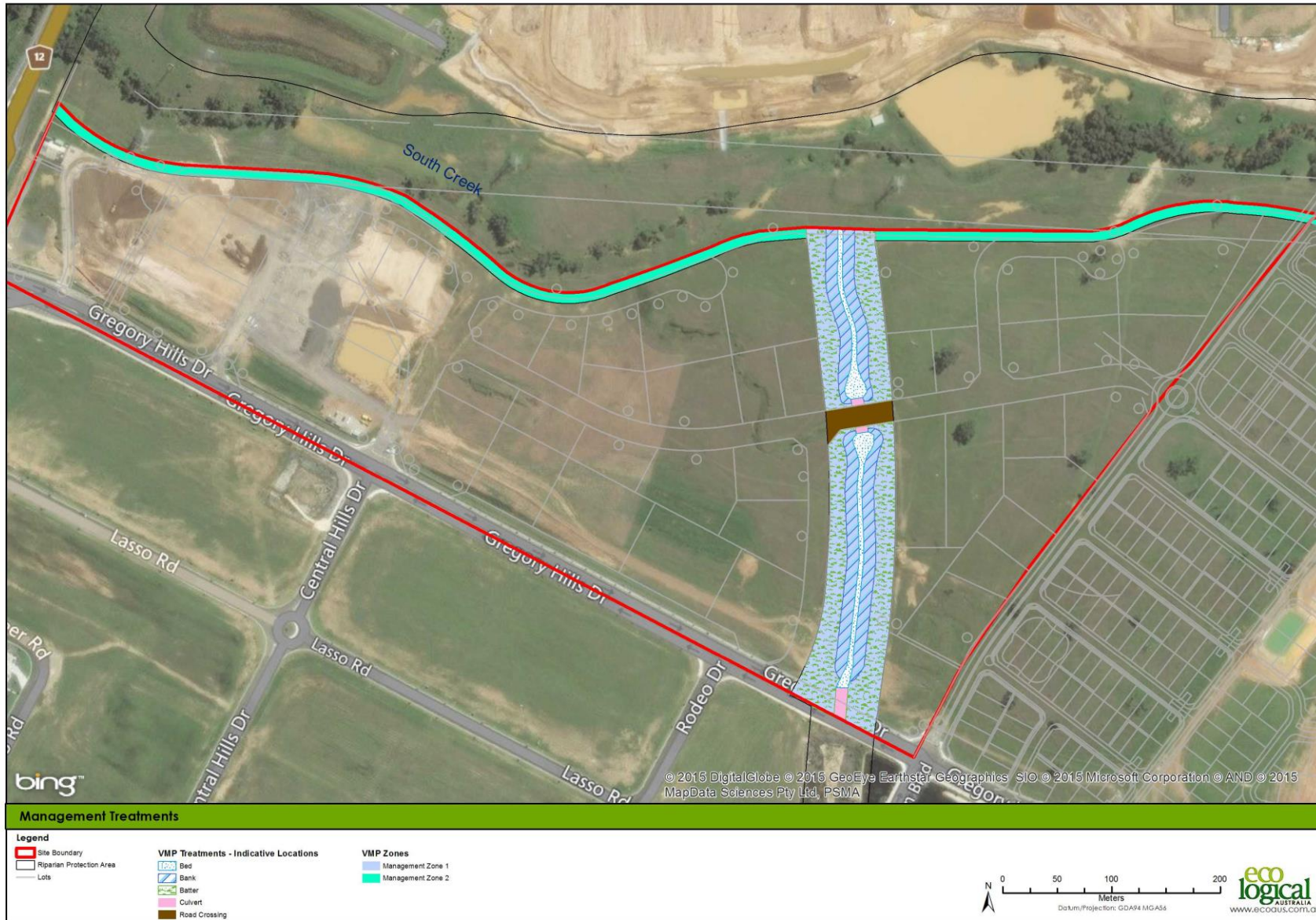


Figure 2 Management Zones and Treatments – Source VMP November 2015

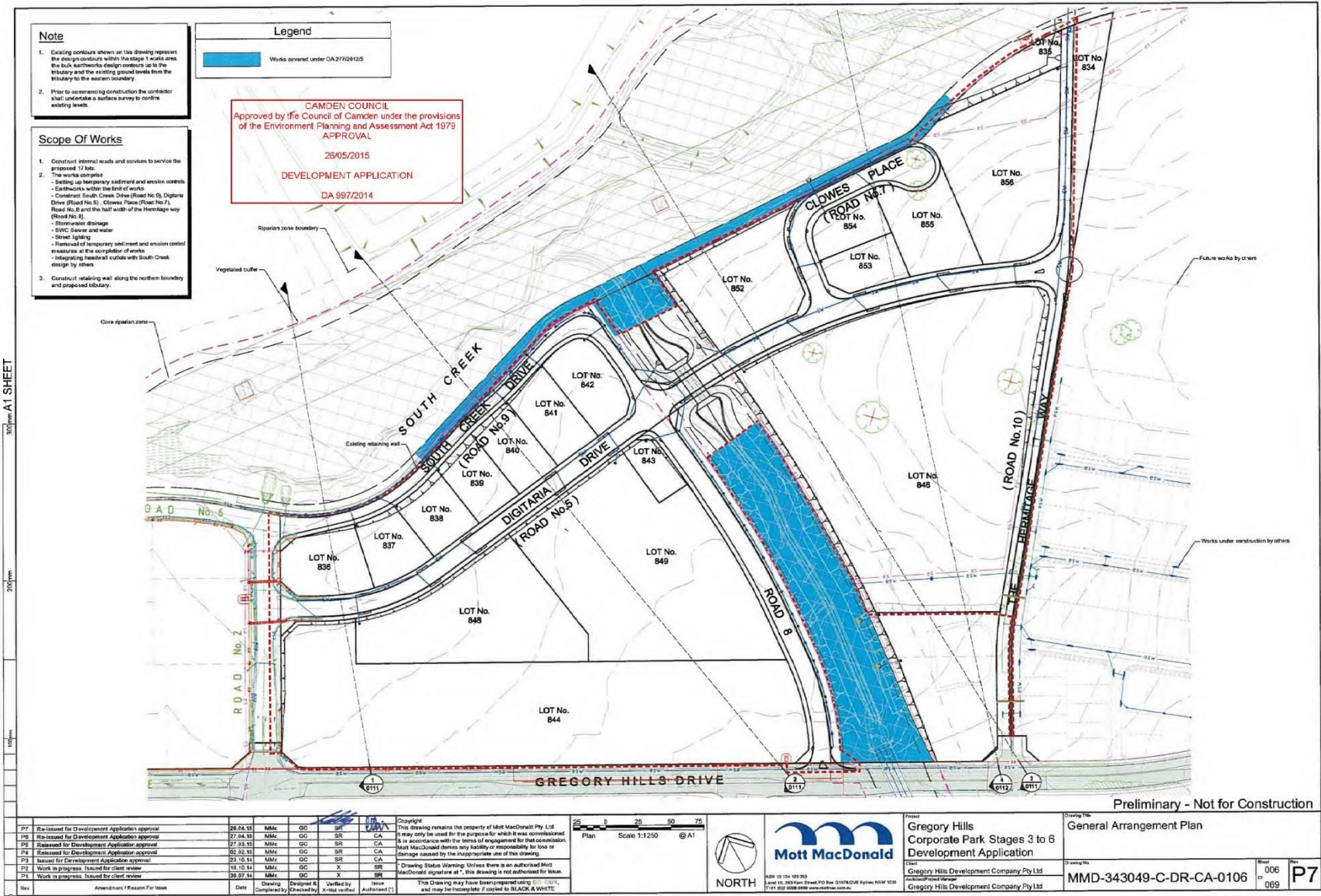


Figure 3 General Arrangement Plan – Source Mott MacDonald