

10 December 2020

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Project Manager
Home Consortium Pty Ltd
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Ecological Assessment: Proposed Development Application at 213 Forrester Road, St Marys

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It is our understanding that Home Consortium Pty Ltd (HomeCo) are preparing a development application (DA) for building refurbishments of an existing building located at 213 Forrester Road, St Marys (Lot 12 DP 1192443), hereafter referred to as the 'subject site'.

Eco Logical Australia Pty Ltd (ELA) prepared a Flora and Fauna Assessment (FFA) for the original DA in 2011. The subject site was found to contain Cumberland Plain Woodland (CPW) which is listed in the schedules of the *Biodiversity Conservation Act 2016* (BC Act) and the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) as Critically Endangered. The FFA concluded that the original DA would not significantly impact CPW or associated threatened fauna habitat.

The purpose of this letter is to provide a summary of the potential impacts to native vegetation, threatened species and their habitat resulting from the proposed DA. This letter is intended to be read in conjunction with ELA's 2011 FFA (REF: 11SYDECO-0064). The proposed DA is not anticipated to result in further impacts to the biodiversity values of the subject site beyond those assessed in the FFA with no further impact upon native vegetation or threatened species habitat. Subsequently the proposed DA does not trigger entry into the BOS and no further ecological assessments are required to support the proposed DA. The conclusions and recommendations put forward in the FFA are deemed to remain valid.

Our ecological assessment is provided in **Appendix A**, and associated figures are provided in the **Figures Section**.

If any further information is required, or if you have any questions, please do not hesitate to contact either myself or Michael Davis at our Sydney office on 9868 1933.

Yours sincerely,

[Redacted signature]

David Robertson
Director

[Redacted contact information]

APPENDIX A :

Ecological Assessment

A.1. Background

A.1.1. The subject site

The subject site comprises Lot 12 DP 1192443, and is located at 213 Forrester Road, St Marys in the City of Penrith Local Government Area (LGA) and is shown in **Figure 1**. The subject site is approximately 3.24 ha in area and is bound by Forrester Road to the west, a patch of native vegetation and Forrester Road to the north, playing fields and a constructed wetland to the east and St Mary's Rugby League Club to the south. A large stand of native vegetation occurs further to the east of the playing fields and a constructed wetland. Following approval of the original DA, the subject site has been used as a retail site.

A.1.1.1. Geology, Soils and Landform

The subject site occurs on the South Creek soil landscape which is associated with alluvial processes of floodplains, derived from Wianamatta Group shales and Hawkesbury sandstone underlying geology (DPIE. 1990). The topography of the subject site is relatively uniform with an elevation of 24 m. The subject site is mapped as being below the 1 in 100 year flood level, indicating that it occurs within a floodplain as shown in the *Penrith Local Environmental Plan 2010* (Map: FLD_018).

A.1.2. The Original DA

ELA was engaged by Hydrox Nominees Pty Ltd to prepare a FFA (REF: 11SYDECO-0064) in support of a DA involving the construction of a Home Improvement Centre retail development, associated earthworks and impacts to native vegetation (ELA 2011). The FFA has confirmed the presence of CPW within the subject site in two condition forms as shown in **Figure 2**. No locally occurring threatened flora species, listed under the BC Act or EPBC Act were recorded or are considered to have the potential to occur within the subject site (ELA 2011). ELA did not detect threatened fauna species within the subject site but states that the CPW and drainage channel provides potential breeding/nesting or foraging habitat for several threatened species as discussed in **Section A.3.2**.

The original DA involved impacts to a 0.5 ha area of CPW, the removal of three hollow-bearing trees and impacts to aquatic habitat, providing potential habitat for threatened species listed above (ELA 2011). Several recommendations were made to reduce the potential for indirect impacts on adjacent habitat including the preparation of sediment/erosion control plan, delineation of clearing areas, weed removal, responsible weed disposal and future weed management throughout landscaped areas (ELA 2011). The FFA concluded that the original DA would not result in significant impacts to CPW or threatened fauna species habitat for species with potential to occur within the subject site. Therefore, the preparation of a Species Impact Statement (SIS) was not warranted. A referral to the Commonwealth Department of the Environment, under the EPBC Act was also not required.

A.2. The Proposed DA

A description of the proposed DA is provided below:

Development consent is sought for construction, alterations, additions and use of a health and wellness precinct. The health and wellness precinct is proposed to incorporate a comprehensive range of complementary facilities

including a medical centre, allied health suites, a pharmacy, a gymnasium, a child care centre and pet care, complemented by health food kiosks and children's recreational facilities.

The layout of the proposed DA is shown in **Figure 3**. The subject site contains an existing development and the works associated with the proposed DA are primarily located in the vicinity of the existing structure. Subsequently, the proposed DA will not result in additional impacts beyond those assessed in ELA's 2011 FFA as discussed in **Section A.4**.

A.3. Biodiversity Values of the Subject Site

A.3.1. Vegetation Communities

Following desktop review of aerial photography, broad scale vegetation mapping and ELA's 2011 FFA, the biodiversity values of the subject site appear to be consistent with the findings of the FFA, considering the removal of vegetation associated with the original DA. Broad-scale vegetation mapping of the Cumberland Plain has mapped Alluvial Woodland within the subject site which is consistent with River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner bioregions (RFEF), listed on the BC Act as endangered. Broad-scale vegetation mapping of the subject site is shown in **Figure 4** (OEH 2013).

The FFA has suggested that the vegetation within the subject site conforms to CPW in two condition forms as shown in **Figure 2**. Following review of ELA's floristic survey data, characteristic species of both RFEF and CPW occur within the subject site (NSW Scientific Committee 2011, 2019). Furthermore, the landform attributes of the subject site are associated with a floodplain landform as discussed in **Section A.1.1.1**, suggesting the potential for RFEF to occur within the subject site. As such, it is likely that the vegetation is transitional between RFEF and CPW. Despite the uncertainty regarding the classification of vegetation within the subject site, the conclusions and recommendations put forth in ELA's 2011 FFA and this letter would not change.

The retained area of native vegetation located along the western boundary of the subject site appears to be intact following the construction and earthwork activities associated with the original DA. The vegetation mapping presented in ELA's 2011 FFA is largely consistent with the current distribution of native vegetation throughout the subject site. The only obvious difference is the reduction in size of vegetation polygon 2a following the development of the subject site shown in **Figure 2**.

A.3.2. Threatened Flora Species

ELA's 2011 FFA did not detect the presence of threatened flora species and noted that the subject site is unlikely to comprise habitat for threatened flora (ELA 2011). The present extent of native vegetation within the subject site is unlikely to comprise threatened flora habitat due to its location between existing developments, management of the understorey and disturbance associated with the use of the subject site as a retail site.

A.3.3. Threatened Fauna Species

ELA's 2011 FFA (ELA 2011) states that the retained native vegetation and existing drainage channel provides potential breeding/nesting or foraging habitat for the following species:

- Cattle Egret (*Ardea ibis*);

- Cumberland Plain Land Snail (*Meridolum corneovirens*);
- East Coast Freetail Bat (*Mormopterus norfolkensis*);
- Great Egret (*Ardea alba*);
- Grey-headed Flying-fox (*Pteropus poliocephalus*);
- Large Bent-winged Bat (*Miniopterus orianae oceanensis*);
- Little Lorikeet (*Glossopsitta pusilla*); and
- White-throated Needletail (*Hirundapus caudacutus*).

As the extent of native vegetation has not changed significantly following approval of the original DA, the subject site is considered to provide potential foraging and nesting habitat for the species listed above.

A.4. Impacts of the Proposed DA

The proposed DA does not involve impacts to native vegetation or threatened species habitat as the development footprint is located well outside of areas containing native vegetation as shown on **Figure 2**. As the proposed DA does not involve impacts to native vegetation or threatened species habitat, a 5-part Test of Significance has not been performed as it is not deemed necessary. The proposed DA in its current form will not result in a significant impact to entities listed in the schedules in the BC Act or the EPBC Act. As the current DA does not involve impacts to vegetation, it will not trigger entry into the BOS as a result of exceeding the vegetation area clearing threshold. Additionally, the subject site does not contain areas mapped on the Biodiversity Values Map, nor does it contain areas of outstanding biodiversity value. Subsequently, the current DA will not trigger entry into the BOS.

A.5. Conclusion

This assessment indicates that the current DA will not require further ecological assessments due to the lack of impacts upon native vegetation or threatened species habitat. The findings, recommendations, and conclusions of ELA's 2011 FFA are still considered to be valid to the proposed DA.

A.6. References

- DPIE. 1990. Soil Landscapes of the Penrith 1:100,000 sheet. **2010 revision**.
- ELA. 2011. St Marys Home Improvement Centre, Flora and Fauna Assessment.
- NSW Scientific Committee. 2011. Cumberland Plain Woodland in the Sydney Basin Bioregion - critically endangered ecological community listing. NSW Office of Environment and Heritage, Hurstville.
- NSW Scientific Committee. 2019. River-flat eucalypt forest on coastal floodplains of the NSW North Coast, Sydney Basin and South East Corner bioregions - endangered ecological community listing. NSW Office of Environment and Heritage, Hurstville.
- OEH. 2013. Remnant Vegetation of the western Cumberland subregion, 2013 Update. VIS_ID 4207 Office of Environment and Heritage, Hurstville.

FIGURES



Legend
[Red Outline] Subject Site

Lot 12 DP 1192443

Forrester Road

Image Source:
Image © Nearmap (2020)
Dated: 02/10/2020



Coordinate System: MGA Zone 56 (GDA 94)

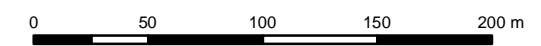


Figure 1. Location of the subject site

Field Survey Results



Legend

- Subject Site
 - Survey Area
 - Hollow-bearing Tree
- Vegetation Community**
- Cumberland Plain Woodland, Low Condition
 - Cumberland Plain Woodland, Moderate Condition



Date/Projection:
GDA 1994 MGA Zone 50



Data Sources:
Microsoft Virtual Earth

© Eco Logical Australia Pty. Ltd. This map is not guaranteed to be free from error or omission. Eco Logical Australia Pty. Ltd. and its employees disclaim liability for any and all consequences of such acts or omissions.

Prepared by: WE Agreed by: DB Date: 14/01/2011

I:\...20262\Figures\Letter 2\20201208\Figure 2. ELA Vegetation Map

Figure 2. Vegetation mapping of the subject site - Eco Logical Australia (2011)

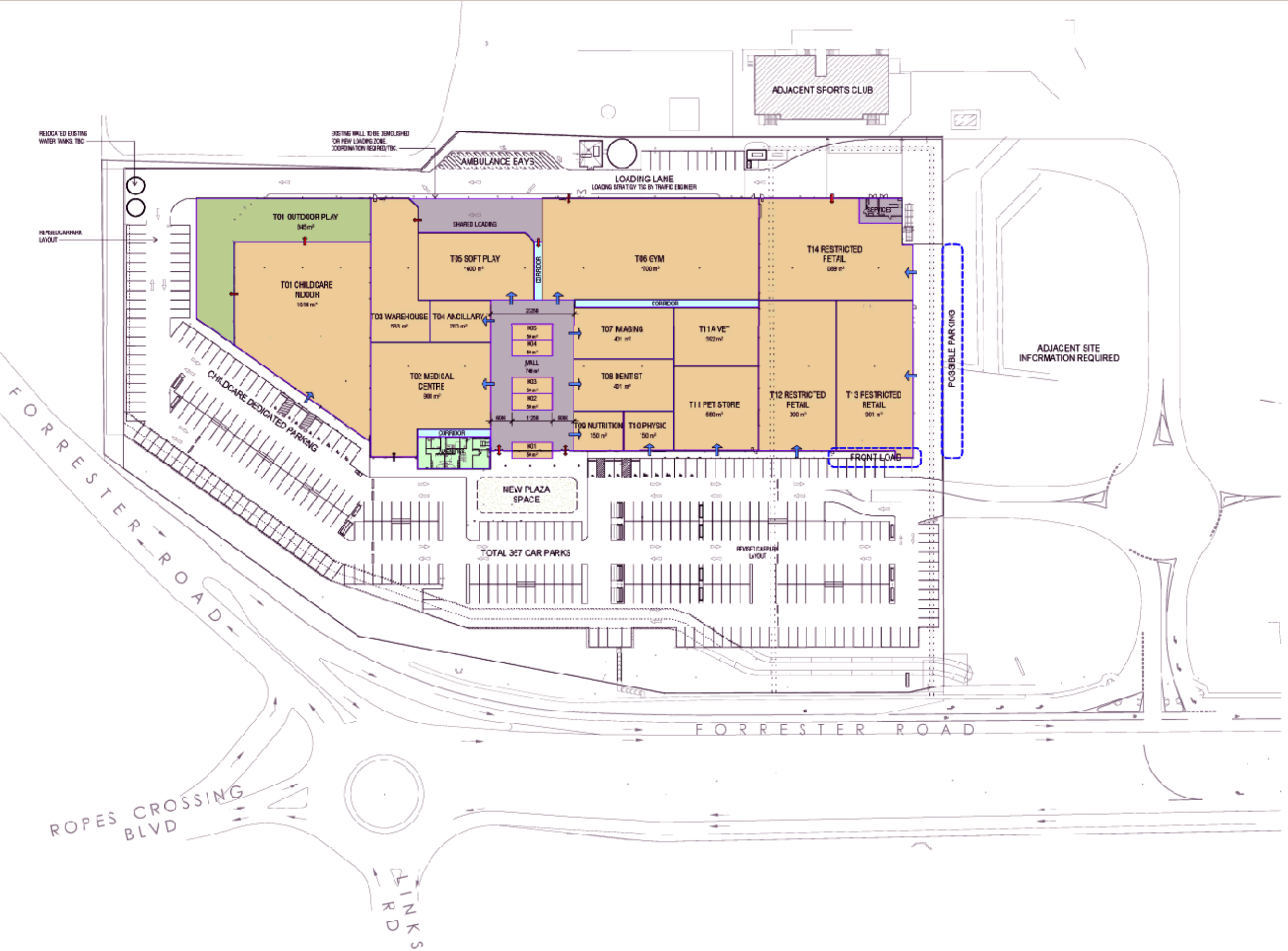
Image Source: Eco Logical Australia Pty Ltd (2011)

LEASING AREA SCHEDULE - TENANCY'S

Number	Leasing Area
R01	10 m ²
R02	10 m ²
R03	10 m ²
R04	10 m ²
R05	10 m ²
T01 CHILD CARE INDOOR	1018 m ²
T01 OUTDOOR PLAY	145 m ²
T02 MEDICAL CENTRE	900 m ²
T03 WAREHOUSE	165 m ²
T04 ANCILLARY	200 m ²
T05 SOFT PLAY	100 m ²
T06 GYM	700 m ²
T07 BAKING	41 m ²
T08 DENTIST	41 m ²
T09 NUTRITION	150 m ²
T10 PHYSIC	50 m ²
T11 PET STORE	660 m ²
T11A VE	302 m ²
T12 RESTRICTED RETAIL	300 m ²
T13 RESTRICTED RETAIL	301 m ²
T14 RESTRICTED FETAL	609 m ²

LEASING AREA SCHEDULE - ANCILLARY

Number	Leasing Area
AMENITIES	177 m ²
CORRIDOR	102 m ²
CORRIDOR	32 m ²
CORRIDOR	40 m ²
MILL	780 m ²
SERVICES	82 m ²
SHARED LOADING	337 m ²



PROJECT	PROJECT NUMBER	DATE	SCALE		DRAWING TITLE	
HOME CO ST MARYS	720048	13.11.20	1:600		PROPOSED PLAN	
STATUS: DA					DRAWING NUMBER	REVISION
					AMK-2001	PO1

Figure 3. Current DA layout

Image Source: The Buchan Group Australia Pty Ltd (2020)



Legend

- Subject Site
- Vegetation Community**
- 103 - Shale/Gravel Transition Forest
- 11 - Alluvial Woodland

Image Source:
Image © Nearmap (2020)
Dated: 02/10/2020

Remnant Vegetation of the western Cumberland subregion, 2013 Update. VIS_ID 4207
© State Government of NSW and Department of Planning, Industry and Environment 2015



Coordinate System: MGA Zone 56 (GDA 94)

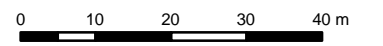


Figure 4. Broad scale vegetation mapping of the subject site