

Oakdale Central VMP - Addendum

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Prepared for

Goodman Property Services (Aust) Pty Limited

Prepared by

AECOM Australia Pty Ltd

Level 21, 420 George Street, Sydney NSW 2000, PO Box Q410, QVB Post Office NSW 1230, Australia

T +61 2 8934 0000 F +61 2 8934 0001 www.aecom.com

ABN 20 093 846 925

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Quality Information

Document Oakdale Central VMP - Addendum

Ref 60197952

Date 4 December 2012

Prepared by Mark Blanche

Reviewed by Justine Kinch

Revision History

Revision	Revision Date	Details	Authorised	
			Name/Position	Signature
	03-Dec-2012	Addendum to VMP	Mark Blanche Associate Director	
Final	04-Dec-2012	Addendum to VMP	Mark Blanche Associate Director	

1.0 Purpose of this Document

This document has been prepared as an addendum to the Oakdale Central Riparian Vegetation Management Plan (VMP) prepared by AECOM (14 June 2011) for Goodman International Pty Limited. The addendum specifies changes to be made to the VMP in response to proposed changes to an adjoining bioretention / on-site detention basin. These changes will require amendments to the VMP, which are outlined below. This addendum must be read in conjunction with the VMP.

2.0 Background

Goodman has lodged a section 75W (Mod 5) application with the Department of Planning & Industry (DP&I) to increase the size of development Lot 1C which adjoins Biodiversity Lot B (refer Attachment A). This will require relocation to the west of a proposed bioretention / on-site detention basin (hereafter 'the basin') to be located between the riparian corridor (comprising the Core Riparian Zone [CRZ] and the Outer Riparian Zone [ORZ] as shown in Attachment A) and Lot 1C. The landscape treatment proposed for the basin is trees in grass.

Attachment B shows the proposed modification. As can be seen from this attachment, the western wall of the basin and associated riparian corridor crossing point now encroaches into the ORZ of the riparian corridor. The area of encroachment is 1,275 sq.m¹.

Since preparing the VMP, the NSW Department of Primary Industries – Office of Water (NoW) has issued updated Guidelines for Riparian Corridors on Waterfront Land (July 2012). Unlike the earlier guidelines under which the VMP was prepared, and which required a 30m wide riparian corridor to each side of the watercourse, the current requirement is for a 20m Vegetated Riparian Zone (VRZ) to each side of the watercourse. The issue of encroachment of the basin within the ORZ was addressed with both NoW and DP&I. The agreed outcome from these discussions was that where the basin encroached within the ORZ, that part of the basin be planted to the species currently proposed within the VMP for the riparian corridor.

3.0 Proposed amendments to VMP

Attachment C shows an annotated detail of Attachment B, focussed on the area of the proposed basin. As can be seen, the existing outer boundary of the ORZ creates a waving line across the face of the basin wall. The riparian corridor planting along this line would abut an exotic grass treatment. This planting / grass edge is not a preferred long-term management boundary for the riparian corridor, as it provides a long edge that is susceptible to weed invasion. Goodman has therefore proposed to locally increase the amount of riparian planting on the basin batter, such that it abuts the maintenance track that runs around the top of the basin. This will create a substantially more weed resistant long-term management edge, and compensate for a small area at the southern end of the basin where the outer ORZ line runs over the basin wall and onto the inner basin batter.

The area of riparian planting to be provided to the basin wall and associated infrastructure as shown in Attachment D, will be treated in accordance with all provisions of the VMP.

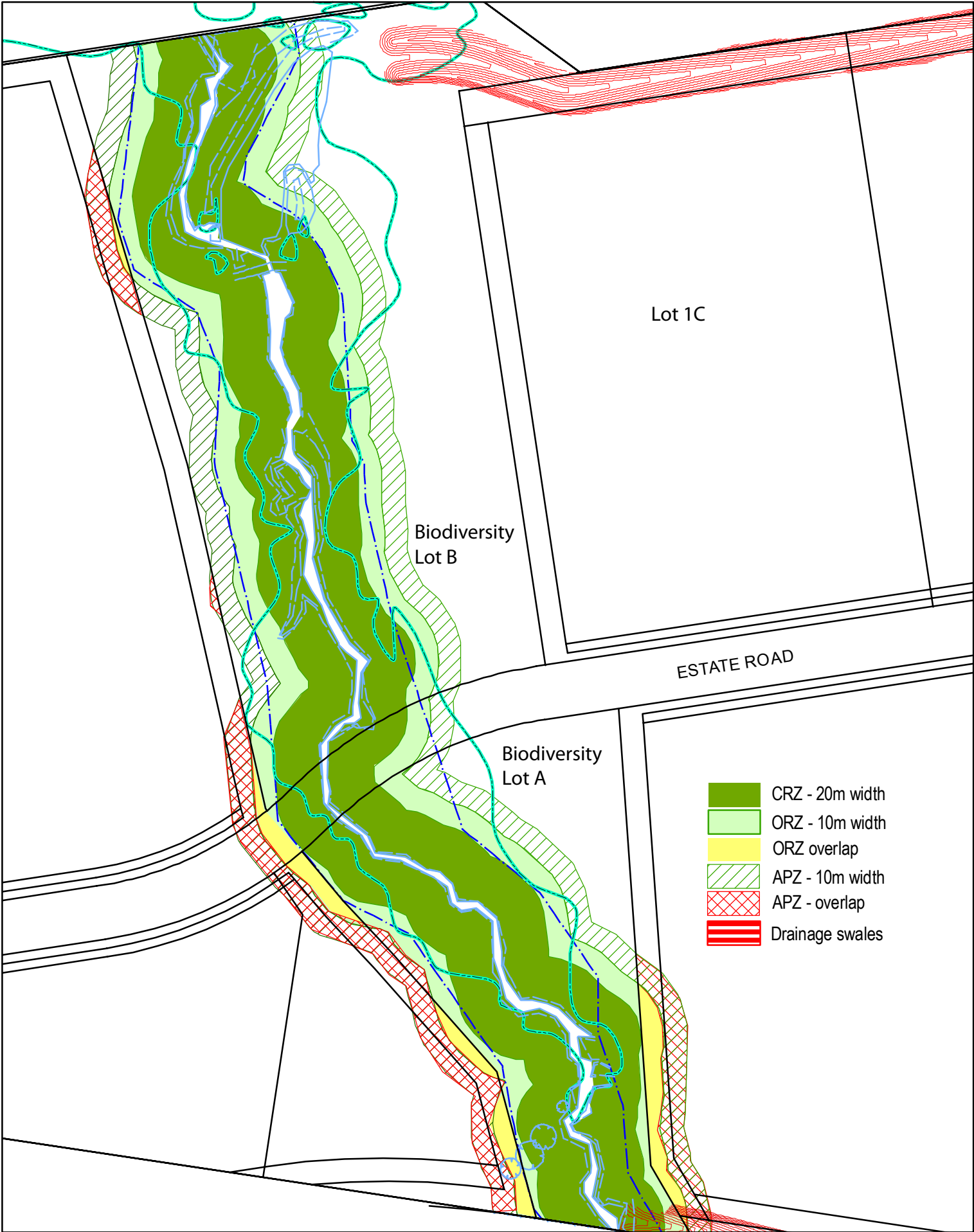
¹ Source: AT&L Drawing No. SKC118.

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Attachment A

VMP Excerpt - Figure 2.2 (modified²)

² Modification comprises addition of labels for Lot 1C, Biodiversity Lot A and Biodiversity Lot B.



OAKDALE CENTRAL VEGETATION MANAGEMENT PLAN
Tributary Riparian Zones

JUNE 2011
60197952

0 20 40 80 m

Attachment B

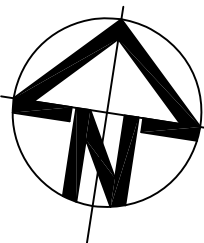
Drawing No. SKC118

(Source AT&L)

SCA WATER MAIN

LEGEND

- ORZ - 10m WIDTH OVERLAP
AREA = 1275m²
- APZ - 10m WIDTH OVERLAP
AREA = 2088m²



LOT 3A

BIODIVERSITY
LOT B

CREEK

BIORETENTION \
ON-SITE
DETENTION
BASIN

Riparian corridor
crossing point

LOT 1C

LOT 1B

LOT 1A

ESTATE ROAD

FUTURE
KERB LINE

PROPOSED
CULVERT

BIODIVERSITY
LOT A

TRIBUTARY

LOT 2B

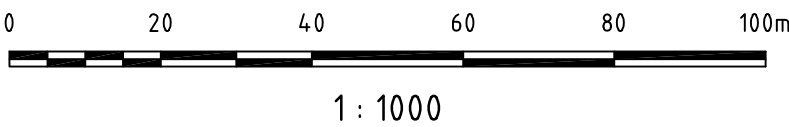
LOT 2A

LIMIT OF WORKS

Legend

- CRZ - 20m width
- ORZ - 10m width
- ORZ overlap
- APZ - 10m width
- APZ - overlap
- Drainage swales

Bar Scales



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Client



Scales

1 : 1000

Drawn

MM

Designed

MM

Checked

AMcL

Approved

Grid

MGA

Height
Datum

AHD

Project

OAKDALE CENTRAL
STAGE 2
ESTATE ROAD EXTENSION

Title

TRIBUTARY RIPARIAN
ZONES PLAN

Civil Engineers and Project Managers

Suite 702, 6A Glen Street
Milsons Point NSW 2061
ABN 96 130 882 405
Tel: 02 8920 2466
Fax: 02 9922 5102
www.atl.net.au
info@atl.net.au

Status
FOR INFORMATION
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A1

Drawing No.
SKC118

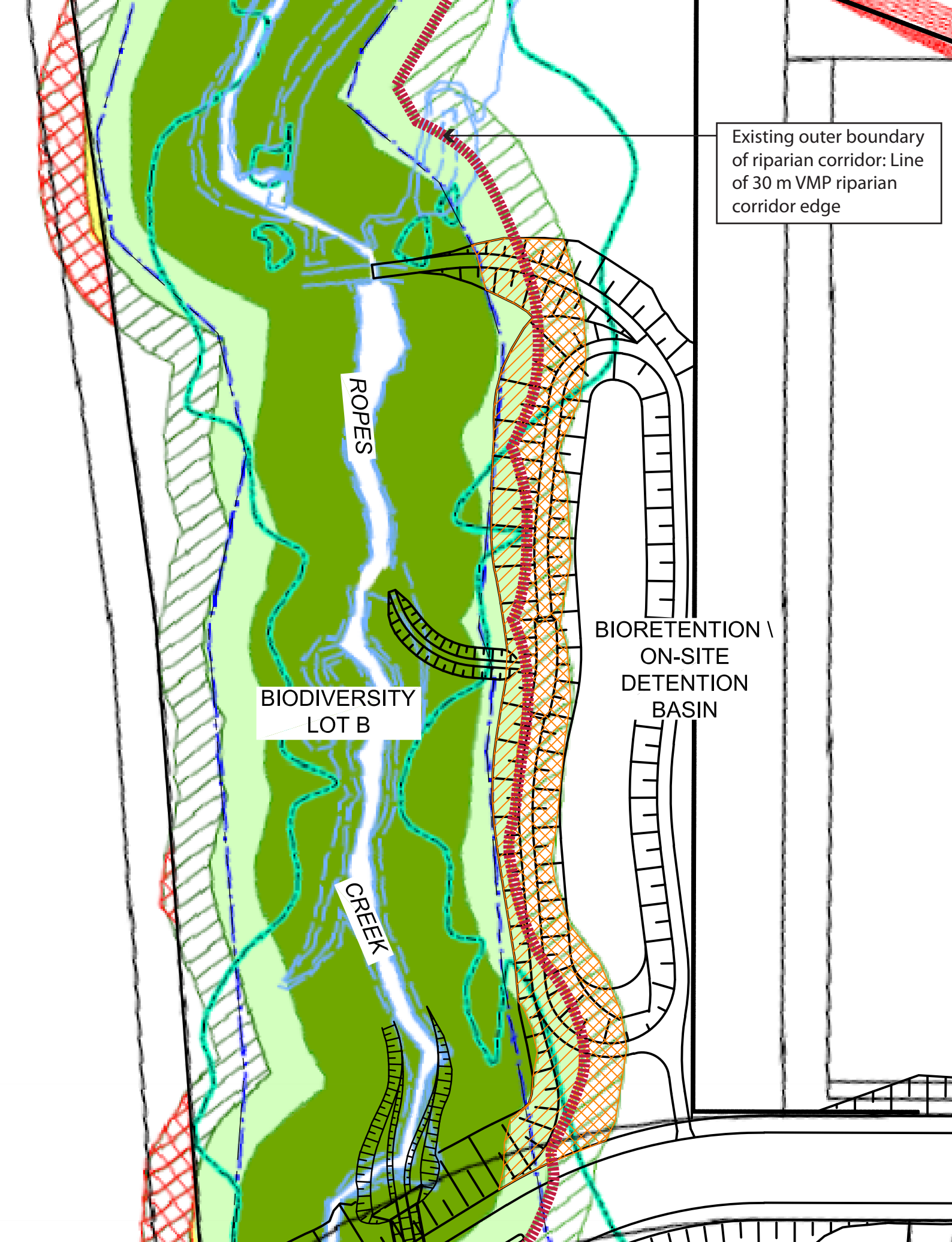
Project No.
12-79

Issue
P1

P1	ISSUED FOR INFORMATION	27-11-12
Issue	Description	Date

Attachment C

Drawing No. SKC118 - Detail
(Source AT&L)



Existing outer boundary of riparian corridor: Line of 30 m VMP riparian corridor edge

ROPES

BIODIVERSITY LOT B

CREEK

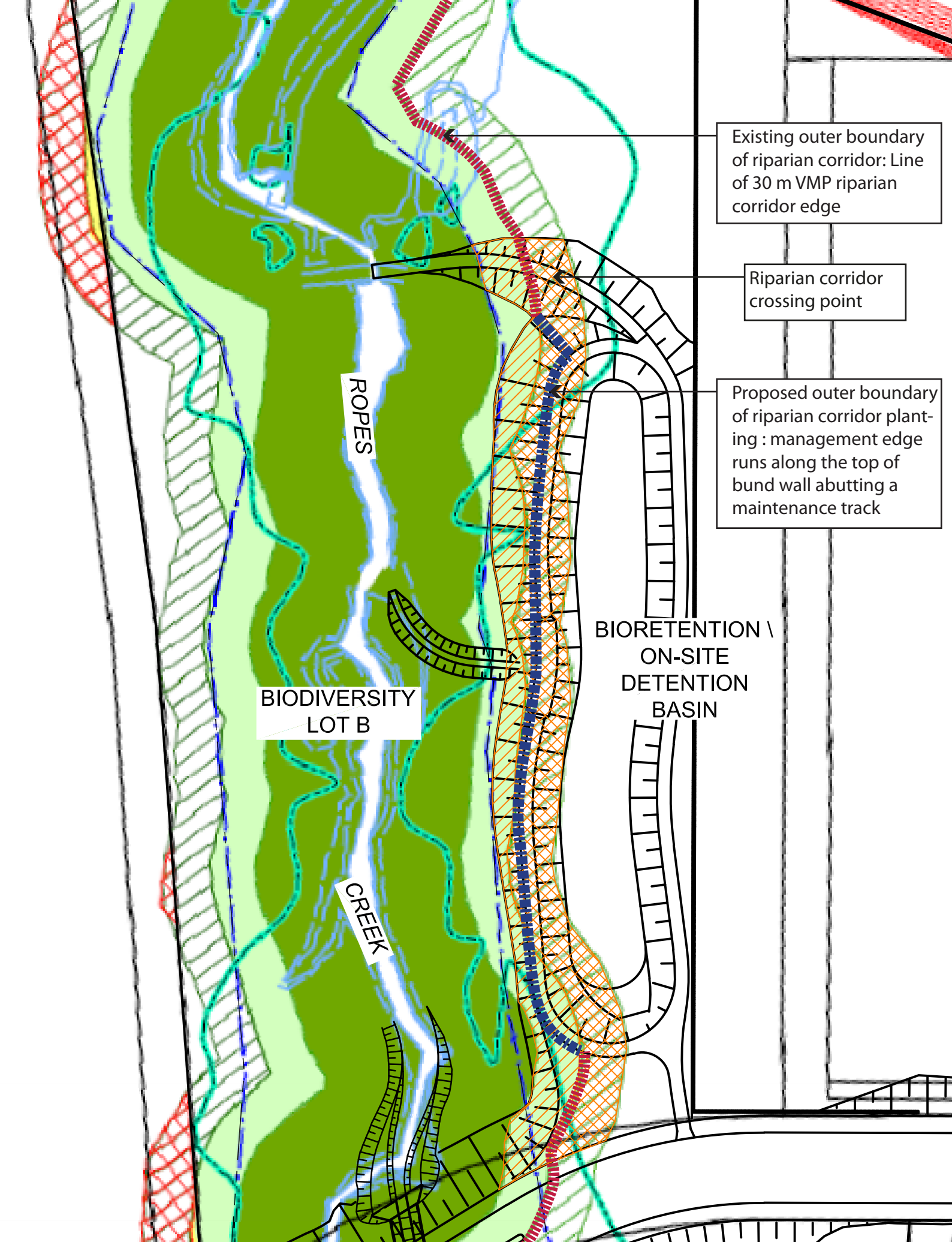
BIORETENTION \ ON-SITE DETENTION BASIN



Drawing: Detail AT&L
Reference: SKC118
Date: 04.12.12

Attachment D

Drawing No. Sketch 01



Existing outer boundary
of riparian corridor: Line
of 30 m VMP riparian
corridor edge

Riparian corridor
crossing point

Proposed outer boundary
of riparian corridor plant-
ing : management edge
runs along the top of
bund wall abutting a
maintenance track

ROPES

BIODIVERSITY
LOT B

CREEK

BIORETENTION \
ON-SITE
DETENTION
BASIN



Drawing: Sketch 01
Reference: SKC118
Date: 04.12.12