



NSW Government

DEPARTMENT OF NATURAL RESOURCES

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File: ErskinePk1.doc

CSR Limited
9 Help Street
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Attn: Mr Darren Searle

13 February 2006

Dear Mr Searle

Subject: Erskine Park Development

On the basis of Brown Consulting's technical report (W03033.12-02D) dated January 2006, and the accompanying preliminary drawings DA201 to DA211, together with the agreed works and plantings in the compensation riparian corridor locations (Drg SK06), the Department is prepared to provide in principle support to the stream realignment as proposed, subject to satisfactory detailed stream design, particularly addressing the dissipation and management of flow energies and the comprehensive riparian plantings and habitat reconstruction.

Penrith City Council is the Consent Authority in this Integrated Development matter. In response to a referral from Council, the Department will supply its General Terms of Approval to Council for a Part 3A Permit under the Rivers and Foreshores Improvement Act. Please note however that a permit can only be issued in conjunction with Council granting development consent.

You would appreciate that this 'in principle support' for the proposed stream realignment is from the Department's limited perspective only. There may be other issues beyond the Department's jurisdiction that need to be considered, coordinated and resolved by the Consent Authority so that consent can be granted and the proposal allowed to proceed.

Please feel free to contact me if you have any queries about this matter.

Yours sincerely

Brian Graham
A/Resource Access Manager
Sydney/South Coast Region

Darren Searle



Department of
Environment and Conservation (NSW)

Our reference : 03/01048 - HOF63214
Contact : Ray Fowke 0585 6921

Mr Adam Brown
Project Manager
Eastview (Australia) Pty Ltd
Ground floor, 3 Northcliffe Street
MILSONS POINT NSW 2061

Dear Mr Brown

RE: Erskine Park Employment Area - Biodiversity Strategy

I refer to your e-mail to Ray Fowke, DEC, dated 7 December 2005.

I note that an agreement between the landowners group and the Department of Planning (DOP) regarding management and resourcing of the Biodiversity Corridor now appears imminent. The DEC supports the proposal as summarised in your e-mail, which will provide funding to establish and restore the corridor and create a sinking fund for on-going maintenance. In addition, the DEC understands that the DOP has agreed in-principle to assume long-term ownership of the corridor. This is also supported.

As you are aware, the DEC previously provided in-principle support to the Biodiversity Strategy for the Erskine Park site. The DEC has also received the Biodiversity Restoration Plan prepared by Greening Australia (June 2005) and had raised no concerns with this document.

Final endorsement of the Strategy by the DEC was conditional on a number of matters being refined or further considered. These were detailed in the letter to Penrith Council dated 8 April 2005 (a copy of which was attached to your e-mail). The key matters identified were: the final boundary of the conservation area; the management scheme arrangements; and the quantum of offsets proposed.

As noted above, the DEC is now generally satisfied that the proposed agreement with the DOP will provide a suitable basis for the undertaking of the restoration works and the long-term management of the corridor. The DEC looks forward to seeing the final details of this in the proposal you will be submitting to the DOP.

With respect to the boundary of the corridor, I note your advice that alternative access arrangements are being made for the Jacfin site so that the Crown Road will not need to be used. In addition, I note your suggestion that Council remains interested in options to acquire the Jacfin parcel for inclusion in the corridor. Both outcomes would be supported by the DEC.

As you would be aware, the proposal to re-align one of the existing creek-lines at the site also has implications for the corridor boundary. The DEC has discussed this proposal with you and the landowners representatives a number of times and is generally satisfied that this will not have a significantly detrimental impact on the integrity of the corridor. Indeed, it may even add some extra vegetated buffer areas.

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As yet, however, the DEC has not seen a final boundary proposal for the entire corridor. The extent to which the other DEC comments from the April letter regarding boundary issues have been taken on board is therefore uncertain.

Similarly, with respect to the quantum of offsets proposed, the DEC is yet to receive any specific information on whether the final strategy will deliver the required revegetation offset of 3.5:1 and the overall conservation area ratio of 6:1. While informal advice has been received regarding the inclusion of some additional lands in the corridor, this needs to be documented and included as part of the final proposal prior to full DEC endorsement being provided.

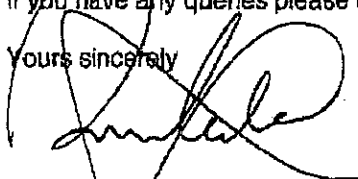
In summary, the DEC reiterates its broad support for the conservation outcomes proposed for the Erskine Park Employment Area. In particular, the DEC supports the management package that is proposed which includes significant funding and future public ownership via the DOP. This will enable the important linkage opportunities between Ropes and South Creek to be realised and secured for the future.

The DEC will reserve providing full endorsement on the conservation package until further details on the final boundary and offsets are available. Given the work undertaken to date, the DEC does not anticipate that there will be any significant problems in this regard. The DEC would recommend that these matters be incorporated into a final revised version of the Biodiversity Strategy, which could include all the changes and commitments that have been determined since the previous version was prepared. As this document provides the primary framework for implementation of the corridor project, the DEC considers that this updating will be necessary anyway.

I trust the above clarifies the position of the DEC on this matter. I would congratulate you and the landowners on your persistence in progressing this important initiative. The DEC looks forward to being able to review the final package in the near future.

If you have any queries please contact Ray Fowke, Conservation Planning Officer, on 9585 6921.

Yours sincerely



8/12/05

Ross Carter
Director Metropolitan
Environment Protection and Regulation Division



Greening Australia
New South Wales

2nd August 2005

Adam Brown
CSR
9 Help Street
Chatswood NSW 2067

Dear Adam,

Greening Australia NSW (GANSW) has no objection to the proposal for the relocated creek line to drain into the biodiversity corridor. GANSW understands that the water will be treated through an effective Water Sensitive Urban Design (WSUD) system before entering the biodiversity corridor. This should ensure water is of sufficient quality when discharging into the corridor. GANSW does recommend monitoring the quality of the water entering the biodiversity corridor to ensure this is the case.

GANSW would insist that engineering works relating to the realignment of the creek, and WSUD infrastructure inside the biodiversity corridor, are kept to minimum and that as natural a system as possible is maintained. Our recommendation would be for erosion and stabilisation works to look at 'outside bend' and 'toe protection only'.

If you require further information or advice regarding this matter please contact me on the details shown below.

Yours sincerely,

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growingthefuturetogether

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