

10 August 2009

Bran Garland Senior Development Manager Johnson property Group 114 Avondale Road Cooranbong NSW 2265

SUMMARY OF RESULTS FROM INSPECTION OF LAND ADJACENT TO ROUNDABOUT; FOX VALLEY ROAD AND LUCINDA AVENUE, FOX VALLEY NSW

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Dear Bryan

The purpose of this letter is to summarise the results of today's site inspection of land adjacent to the roundabout at the corner of Fox Valley Road and Lucinda Avenue, Fox Valley NSW. The meeting was conducted to determine the impacts of the roundabout upgrade on the nearby council reserve Lewis Park and the Endangered Ecological Community (EEC) within the park.

The vegetation within Lewis Park will be largely unaffected but the roundabout upgrade could result in Fox Valley Road encroaching approximately 3 m into the park from the north. The upgraded road is expected to remain to the north of the footpath that currently passes through Lewis Park (Photograph 1).

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Photograph 1 Vegetation to undergo removal as a result of the roundabout upgrade

The vegetation contains influences of two vegetation communities - Sydney Turpentine-Ironbark Forest (STIF) and Blue Gum High Forest (BGHF). Both communities are considered Critically Endangered Ecological Communities (CEEC) under Commonwealth legislation; under State legislation STIF is an EEC while BGHF is a CEEC.

The Lewis Park vegetation is a disturbed remnant of natural bushland with a disturbed understory, with the impacts of shrub removal, edge effects and pedestrian traffic obvious. The vegetation to undergo removal at present exists within a garden bed which has undergone planting of native and non-indigenous species. Despite the degraded nature of the vegetation it is still considered to adhere to the listing as C/EEC vegetation under the Scientific Determinations for the communities.





Photograph 2 Vegetation to be removed showing the disturbed ground and shrub layers within the park

While the influences of Blue Gum High Forest are obvious with a number of large Blue Gum (*Eucalyptus saligna*) located in the northeast corner of the park, these trees should not be affected by the roundabout upgrade. The majority of the vegetation to be cleared under the roundabout upgrade is considered to be STIF. No Turpentine (*Syncarpia glomulifera*) is present, however numerous Ironbarks are scattered throughout the reserve as are White Stringybarks (*Eucalyptus globoidea*). The few shrubs that are present throughout the Park are indicative of the STIF community with *Acacia sp.* and *Indigofera australis* both present.



The vegetation proposed to be removed is considered to be a highly modified and disturbed form of the EEC STIF. No BGHF will be impacted by the proposed roundabout upgrade works. The removal of this small area of vegetation (approximately 28 trees) is not considered to constitute a significant impact on this vegetation community within the region. It is considered that the removal of the small amount of STIF at this location could be ameliorated via retention (and enhancement) of the STIF community onsite as part of the Wahroonga Estate proposal

Yours sincerely

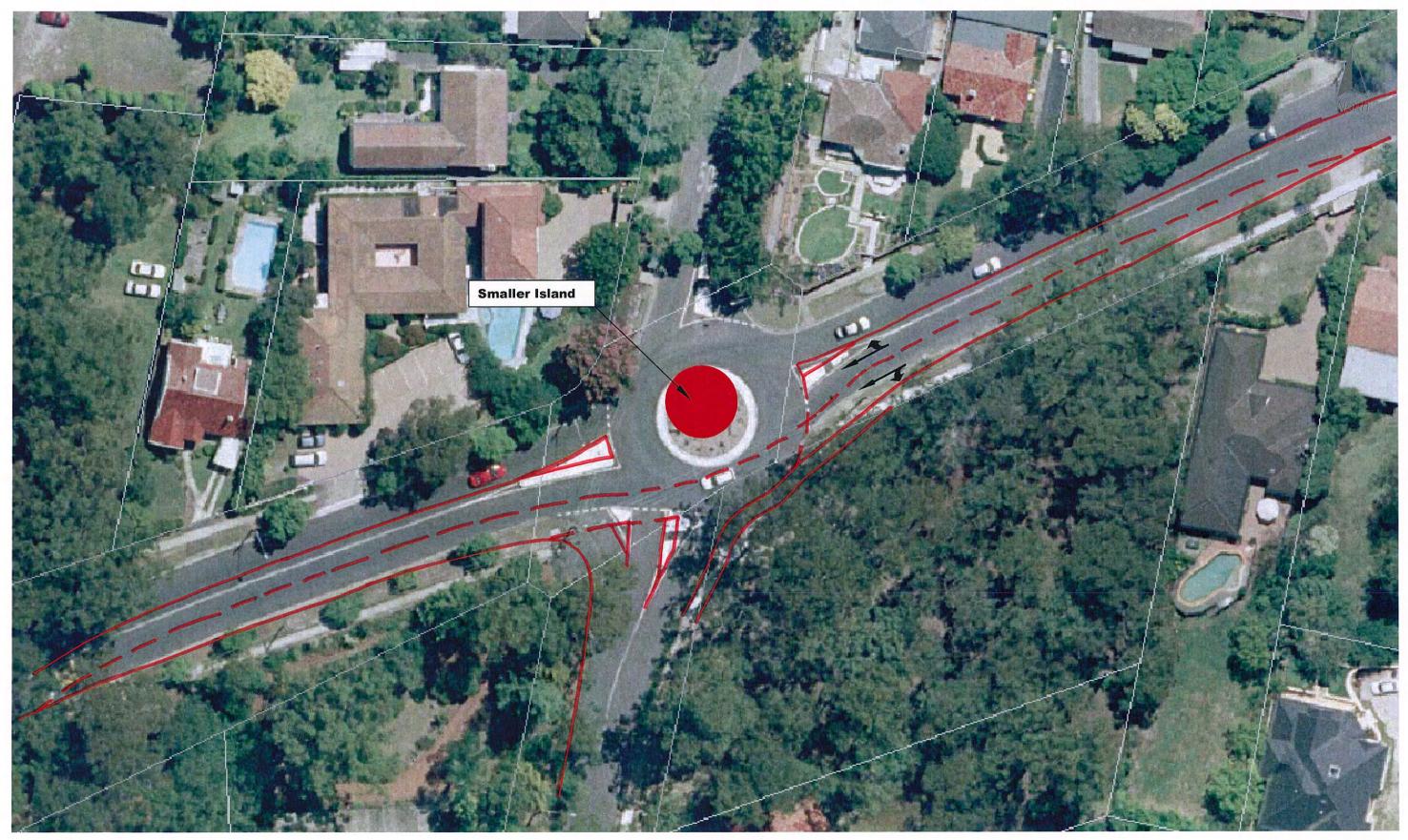
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CONCEPTUAL SKETCH OF FOX VALLEY RD-LUCINDA AVE ROUNDABOUT UPGRADE



Scale:1:500@A3



WAHROONGA ESTATE REDEVELOPMENT

Figure 1

Date: 10 July 2009