U B M
ECOLOGICAL
CONSULTANTS

20 October 2015

Mr Henry Perks c/ Payce Consolidated GPO Box 3877
SYDNEY NSW 2001

Dear Mr Perks

Re: Melrose Park, Preliminary Ecological Report

UBM Ecological Consultants (UBM) has carried out a preliminary site inspection to determine the ecological values of land at #38-42, 44 and 44A Wharf Road, Melrose Park (hereafter the Study Area). The proposal under consideration is a redevelopment of the Study Area, involving rezoning of the site from light industrial to mixed uses.

The purpose of the preliminary inspection was to identify any remnant native vegetation which might occur on site, and to determine the potential for threatened flora and/or fauna species to utilise the site as habitat.

The Study Area is about 26 ha in size and comprises multiple parcels of land; all currently occupied by residential and light industrial development and understood to date from the early 1950s. The property at 38-42 is occupied by Pfizer Australia –a pharmaceutical company, while the two (2) properties at #44 and #44A are used for similar light industrial uses, but many of the buildings on these two (2) sites are vacant; with product manufacturing having been moved overseas. The property at 19 Hope is a vacant lot, and the properties at 69-77 Hughes Avenue are occupied by residential.

The scope of work agreed was to:

- Carry out a database review for threatened species potential;
- Review current vegetation mapping (Tozer *et al* 2010, OEH 2013);
- Site inspection;
- Prepare a briefing letter to advise on the ecological value of the Study Area (if applicable), and
- Advise whether or not further ecological studies would be required. If further studies are recommended, detailing what studies would be required

The outcomes of the desktop review and site inspection are set out below.

Vegetation:

Current vegetation mapping by the Office of Environment & Heritage (OEH) identifies areas of remnant native vegetation (bushland) in the Locality and Region (see *Attachment 1*). OEH 2013 does not identify any vegetation in the Study Area, although vegetation on nearby streets and through the suburb has been identified as “urban exotic/native”.

This description applies equally to the vegetation in the Study Area, which was landscaped in the early 1950 with a mixture of non-local native trees and shrubs with an exotic

understorey of horticultural species. This quasi-native landscaping style was popular in the mid-20th Century when the trend for using 'broadly Australian plants' was at its height. The landscaping on the Pfizer property is well maintained by garden staff, while the other properties appear to have been neglected for some time.

For all properties, perimeter boundary plantings and internal landscaping along roads utilise a variety of non-local native trees and large shrubs (e.g. Queensland Brush Box, Lemonscented Gum, Tallowwood, Paperbarks and Crimson Bottle Box). There may however, be several local (remnant) trees remaining on site: particularly noted were several large Casuarinas (River-oak) and some Forest Red Gum. However, with more than 60 years growth for all trees on site, it is difficult to distinguish between naturally occurring and planted trees.

The preliminary survey of the Study Area identified no flora species listed as threatened or vulnerable under the NSW *Threatened Species* or Commonwealth *Environment Protection & Biodiversity Conservation Acts*. Given the long-term use of the land for light industrial purposes, and as the grounds have been extensively landscaped, the presence of any such threatened flora species is highly unlikely.

Fauna and Fauna Habitat:

Attachment #2 provides a list of threatened or vulnerable fauna species known for the Locality and Region. Note that a number of the listed species are aquatic or migratory species known for the Parramatta River foreshores, and thus they are unlikely to be found in the Study Area on Wharf Road.

However, the large mature trees in the Study Area are likely to support arboreal mammals (possums), birds, and possibly microbats, and seasonally, macrobats such as the Greyheaded Flying-fox. At least five (5) microbat species known for the Locality are listed under the legislation. Prior to future development applications, it would be prudent to undertake a nocturnal fauna survey, and if any listed microbats are located, an Assessment of Significance would be required.

Recommendations:

Given that the Study Area does not retain any remnant native vegetation, it is not considered necessary to carry out a full ecological survey (as determined under the OEH *Threatened Species Assessment Guidelines* 2007). However, UBM suggests that given the number and maturity of the trees on the Subject Property and their local landscape value, it is possible that Council may request an assessment of tree health by a qualified arborist.

Our recommendation for a nocturnal fauna survey focused on identifying any microbat species is set out above. Given the long-standing land use of these properties, the need for soil investigations and testing of the sub-surface water is self-evident.

I trust that this provides you with the information you need to proceed further with your Planning proposal. If I may be of further assistance, please do not hesitate to contact me at any time.

Yours sincerely

Judith Rawling BA,DipEd,DipEnvStud,MEnvStud

Managing Director

Data from the BioNet Atlas of NSW Wildlife website, which holds records from a number of custodians. The data are only indicative and cannot be considered a comprehensive inventory, and may contain errors and omissions. Species listed under the Sensitive Species Data Policy may have their locations denatured (^ rounded to 0.1Â°; ^^ rounded to 0.01Â°). Copyright the State of NSW through the Office of Environment and Heritage. Search criteria : Public Report of all Valid Records of Threatened (listed on TSC Act 1995) or Commonwealth listed Entities in selected area [North: -33.76 West: 151.01999999999998 East: 151.11999999999998 South: -33.86] recorded since 16 Oct 2006 until 16 Oct 2015 returned a total of 5,301 records of 25 species.
Report generated on 16/10/2015 9:03 AM

Kingdom	Class	Family	Species Code	Scientific Name	Exotic	Common Name	NSW status	Comm. status	Records	Info
Animalia	Amphibia	Hylidae	3166	*Litoria aurea*		Green and Golden Bell Frog	E1,P	V	4802	
Animalia	Aves	Ardeidae	0197	*Botaurus poiciloptilus*		Australasian Bittern	E1,P	E	5	
Animalia	Aves	Accipitridae	0218	*Circus assimilis*		Spotted Harrier	V,P		2	
Animalia	Aves	Rostratulidae	0170	*Rostratula australis*		Australian Painted Snipe	E1,P	E	2	
Animalia	Aves	Scolopacidae	0161	*Calidris ferruginea*		Curlew Sandpiper	E1,P	CE,C,J,K	123	
Animalia	Aves	Scolopacidae	0149	*Numenius madagascariensis*		Eastern Curlew	P	CE,C,J,K	3	
Animalia	Aves	Scolopacidae	0160	*Xenus cinereus*		Terek Sandpiper	V,P	C,J,K	1	
Animalia	Aves	Psittacidae	0260	*Glossopsitta pusilla*		Little Lorikeet	V,P		2	
Animalia	Aves	Strigidae	0246	*^^Ninox connivens*		Barking Owl	V,P,3		1	
Animalia	Aves	Strigidae	0248	*^^Ninox strenua*		Powerful Owl	V,P,3		61	
Animalia	Aves	Meliphagidae	0448	*Epthianura albifrons*		White-fronted Chat	V,P		97	
Animalia	Aves	Meliphagidae	0448	*Epthianura albifrons*		White-fronted Chat population in the Sydney Metropolitan Catchment Management Area	E2,V,P		97	
Animalia	Mammalia	Pteropodidae	1280	*Pteropus poliocephalus*		Grey-headed Flying-fox	V,P	V	34	
Animalia	Mammalia	Emballonuridae	1321	*Saccolaimus flaviventris*		Yellow-bellied Sheathtail-bat	V,P		3	
Animalia	Mammalia	Molossidae	1329	*Mormopterus norfolkensis*		Eastern Freetail-bat	V,P		1	
Animalia	Mammalia	Vespertilionidae	1372	*Falsistrellus tasmaniensis*		Eastern False Pipistrelle	V,P		1	
Animalia	Mammalia	Vespertilionidae	1834	*Miniopterus schreibersii oceanensis*		Eastern Bentwing-bat	V,P		32	
Animalia	Mammalia	Vespertilionidae	1357	*Myotis macropus*		Southern Myotis	V,P		8	
Plantae	Flora	Convolvulaceae	2234	*Wilsonia backhousei*		Narrow-leafed Wilsonia	V,P		11	
Plantae	Flora	Ericaceae	7752	*Epacris purpurascens var. purpurascens*			V,P		7	
Plantae	Flora	Fabaceae (Mimosoideae)	3860	*Acacia pubescens*		Downy Wattle	V,P	V	1	
Plantae	Flora	Myrtaceae	4248	*Melaleuca deanei*		Deane's Paperbark	V,P	V	1	
Plantae	Flora	Myrtaceae	4293	*Syzygium paniculatum*		Magenta Lilly Pilly	E1,P	V	1	
Plantae	Flora	Rhamnaceae	5591	*Pomaderris prunifolia*		P. prunifolia in the Parramatta, Auburn, Strathfield and Bankstown Local Government Areas	E2		1	
Plantae	Flora	Zannichelliaceae	6339	*Zannichellia palustris*			E1,P		4	

OEH, 2013

Urban Exotic / Native

Estuarine Mangrove Forest

Weeds and Exotics

Estuarine Saltmarsh

Swamp Oak Floodplain Forest