

Vegetation Management Plan

813 Wallgrove Road, Horsley Park Report prepared by Narla Environmental Pty Ltd for Gazcorp Pty Ltd November 2022





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Project Background 1.

This Vegetation Management Plan (VMP) has been prepared to accompany a controlled activity approval for the proposed commercial development at 813 Wallgrove Road, Horsley Park 2175 (Lot 100/ DP1268340; hereafter referred to as the 'Subject Property'; Figure 1). The Subject Property is approximately 52.2ha, with the proposed development comprising twenty (20) warehouses along with access roads and carparking spaces (hardstand areas).

The proposed development is situated adjacent to a riparian corridor, located along the western boundary of the Subject Property. Two (2) streams are located along this boundary, a 2nd order stream (unnamed) and a 3rd order stream (Reedy Creek). The riparian corridors of these streams are 20m and 30m respectively, and form the Vegetated Riparian Zone (VRZ). This VMP will accompany the controlled activity approval, and aims to provide appropriate environmental protection and impact mitigation measures to ensure the stability of the watercourse and VRZ within the Subject Property.

1.1 Management Zones

The following vegetation communities were present within the Subject Site (Figure 2):

- Alluvial Woodland; and
- Exotic Dominated. .

Four (4) management zones have been identified within the Subject Site to account for varying management objectives and requirements (Figure 3):

- Zone 1: Alluvial Woodland Restoration
- Zone 2: Alluvial Woodland (Casuarina dominant) Restoration;
- Zone 3: Revegetation; and .
- Zone 4: Powerline Easement Revegetation. .

The objectives and recommendations of each management zones are outlined in Section 2.





Figure 2. Field validated vegetation communities within the Subject Site.



Management Zones



Figure 3. Management Zones within the Subject Site.



Management Zones 2.

Management Zone 1: Alluvial Woodland - Restoration Approximate Area = 0.15ha



Description

This management zone encompasses areas of Alluvial Woodland (as described by Tozer 2003) within the Subject Site that are to be restored as per the VMP. The zone comprised a dominant canopy of Eucalyptus amplifolia with scattered Casuarina glauca. The shrub and groundlayer was highly degraded, dominated by Cestrum parqui (priority weed), Ehrharta erecta, Lycium ferocissimum (priority weed), Sida rhombifolia and Tradescantia fluminensis. Minor infestations of the priority weed Alternanthera philoxeroides were also present. Some native shrub and groundlayer species were observed within the zone, albeit not common, including Bursaria spinosa, Cynodon dactylon, Microlaena stipoides and Plectranthus parviflorus.

The vegetation within this zone conforms to the BC Act listed River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions, an Endangered Ecological Community.

Objectives of zone

- To restore and rehabilitate the degraded riparian zone and areas of significant vegetation; and
- To reduce all priority weeds and environmental weeds, and prevent further incursion.

Management Requirements

Weed Control

- Priority weed cover is to significantly reduce within the zone, namely Alternanthera philoxeroides, Cestrum parqui and Lycium ferocissimum.
- Environmental weed cover is to be reduced, with a focus surrounding areas of natural regeneration and revegetation areas.
- Encroachment of weeds from the development site and neighbouring properties is to be prevented.

Revegetation

- Revegetation of the mid-storey, shrub layer and groundlayer is to be conducted within this zone, as the zone is highly degraded and the potential for unassisted natural regeneration is low. No canopy revegetation is required.
- Native species representative of River-Flat Eucalypt Forest are to be planted to the following specifications:
 - Mid-storey: 1 plant per 10m²
 - Ground layer: 4 plants per 1m².
- Appendix A outlines the recommended species for planting within this zone.

Erosion Control

- Sediment fencing is to be installed and maintained where the riparian vegetation borders the proposed development site. This is to prevent damage to the riparian vegetation as a result of the development. Sediment fencing should be retained during construction.
- Preceding construction works, the 'Blue Book' (Landcom 2004) should be consulted to ensure any additional necessary erosion controls are adequately installed.

Fencing

- High visibility exclusion fencing and signage are to be installed where vegetation borders the proposed development site
- Any old fences within the zone that are not required are to be removed.

Management Zone 2: Alluvial Woodland (Casuarina dominant) - Restoration Approximate Area = 0.46ha



Description

This management zone encompasses areas of Alluvial Woodland (as described by Tozer 2003) within the Subject Site that are to be restored as per the VMP. The zone was in a similar condition to Zone 1, however comprised a dominant canopy of Casuarina glauca, and sparser occurrences of Eucalyptus amplifolia. A mid-storey dominated by Melaleuca styphellioides and to a lesser extent, Melaleuca linariifolia. The shrub and groundlayer was highly degraded, dominated by Cestrum parqui (priority weed), Lycium ferocissimum (priority weed), Sida rhombifolia and Tradescantia fluminensis. Minor infestations of the priority weed Anredera cordifolia were also present. Some native shrub and groundlayer species were observed sporadically throughout the zone, including Acacia parramattensis, Bursaria spinosa, Clematis aristata, Cynodon dactylon, Einadia nutans, Einadia trigonos, Microlaena stipoides and Plectranthus parviflorus.

The vegetation within this zone conforms to the BC Act listed River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions, an Endangered Ecological Community.

Objectives of zone

- · To restore and rehabilitate the degraded riparian zone and areas of significant vegetation; and
- To reduce all priority weeds and environmental weeds, and prevent further incursion.

Management Requirements

Weed Control

- Priority weed cover is to significantly reduce within the zone, namely Anredera cordifolia, Cestrum parqui and Lycium ferocissimum.
- Environmental weed cover is to be reduced, with a focus surrounding areas of natural regeneration and revegetation areas.
- Encroachment of weeds from the development site and neighbouring properties is to be prevented.

Revegetation

- Revegetation of the canopy, mid-storey, shrub layer and groundlayer is to be conducted within this zone, as the zone is highly degraded and natural regeneration is minimal. Canopy revegetation should focus on improving species diversity and focus on areas where gaps occur in the canopy. As such, Casuarina glauca is not recommended for planting within this zone, particularly as many regenerating plants were noted.
- - Canopy: 1 plant per 50m² (where appropriate, and within canopy gaps).
 - Mid-storey: 1 plant per 10m²
 - Ground layer: 4 plants per 1m².
- **r** outlines the recommended species for planting within this zone.

Erosion Control

- Sediment fencing is to be installed and maintained where the riparian vegetation borders the proposed development site. This is to prevent damage to the riparian vegetation as a result of the development. Sediment fencing should be retained during construction.
- Preceding construction works, the 'Blue Book' (Landcom 2004) should be consulted to ensure any additional necessary erosion controls are adequately installed.

Fencing

- High visibility exclusion fencing and signage are to be installed where vegetation borders the proposed development site
- Any old fences within the zone that are not required are to be removed.



Native species representative of River-Flat Eucalypt Forest are to be planted to the following specifications:

Management Zone 3: Revegetation Approximate Area = 0.49ha



<u>Descriptio</u>n

This management zone encompasses areas that have been historically cleared and are to be revegetated to River-Flat Eucalypt Forest. The zone was devoid of native canopy trees, mid-storey and shrub species. The groundlayer was dominated by exotic species, including Bromus catharticus, Cenchrus clandestinus, Cirsium vulgare, Paspalum dilatatum, Plantago lanceolata, Sida rhombifolia and Verbena bonariensis. A number of priority weeds were also present within the zone, including Alternanthera philoxeroides, Anredera cordifolia, Lycium ferocissimum, Rubus fruticosus sp. agg. and Senecio madagascariensis.

Objectives of zone

- To revegetate the degraded riparian zone; and
- To reduce all priority weeds and environmental weeds, and prevent further incursion.

Management Requirements

Weed Control

- Priority weed cover is to significantly reduce within the zone, namely Alternanthera philoxeroides, Anredera cordifolia, . Lycium ferocissimum, Rubus fruticosus sp. agg. and Senecio madagascariensis.
- Environmental weed cover is to be reduced, with a focus surrounding areas of natural regeneration and revegetation . areas.
- Encroachment of weeds from the development site and neighbouring properties is to be prevented.

Revegetation

- Revegetation of the canopy, mid-storey, shrub layer and groundlayer is to be conducted within this zone, as the zone is highly degraded and comprised minimal species regeneration.
- Native species representative of River-Flat Eucalypt Forest are to be planted to the following specifications:
 - Canopy: 1 plant per 50m². 0
 - Mid-storey: 1 plant per 10m²
 - Ground layer: 4 plants per 1m². 0
- Appendix A outlines the recommended species for planting within this zone.

Erosion Control

- Sediment fencing is to be installed and maintained where the riparian vegetation borders the proposed development site. This is to prevent damage to the riparian vegetation as a result of the development. Sediment fencing should be retained during construction.
- Preceding construction works, the 'Blue Book' (Landcom 2004) should be consulted to ensure any additional necessary erosion controls are adequately installed.

Fencing

- High visibility exclusion fencing and signage are to be installed where vegetation borders the proposed development site.
- Any old fences within the zone that are not required are to be removed. .

Management Zone 4: Powerline Easement Revegetation.

Approximate Area = 0.12ha



<u>Descriptio</u>n

This management zone encompasses areas that have been historically cleared and managed due to being situated within a powerline easement. The zone is to be revegetated to River-Flat Eucalypt Forest using only shrub and groundlayer species. The zone was devoid of native canopy trees, with regenerating native shrubs such as Bursaria spinosa and Melaleuca styphelioides present. Similar to Zone 3, the groundlayer was dominated by exotic species, including Bromus catharticus, Cenchrus clandestinus, Cirsium vulgare, Paspalum dilatatum, Plantago lanceolata, Sida rhombifolia and Verbena bonariensis. A number of priority weeds were also present within the zone, including Alternanthera philoxeroides, Anredera cordifolia, Lycium ferocissimum, Rubus fruticosus sp. agg. and Senecio madagascariensis.

Objectives of zone

- To revegetate the degraded riparian zone; and
- To reduce all priority weeds and environmental weeds, and prevent further incursion.

Management Requirements

Weed Control

- Priority weed cover is to significantly reduce within the zone, namely Alternanthera philoxeroides, Anredera cordifolia, . Lycium ferocissimum, Rubus fruticosus sp. agg and Senecio madagascariensis.
- Environmental weed cover is to be reduced, with a focus surrounding areas of natural regeneration and revegetation areas.
- Encroachment of weeds from the development site and neighbouring properties is to be prevented.

Revegetation

- Revegetation of the shrub layer and groundlayer is to be conducted within this zone, as the zone is highly degraded and comprised minimal species regeneration. No canopy or mid-storey revegetation is to be conducted within this zone, as it is located within a powerline easement.
- Native species representative of River-Flat Eucalypt Forest are to be planted to the following specifications:
 - Shrub: 1 plant per 10m²
 - Ground layer: 4 plants per 1m².
- Appendix A outlines the recommended species for planting within this zone.

Erosion Control

- Sediment fencing is to be installed and maintained where the riparian vegetation borders the proposed development site. This is to prevent damage to the riparian vegetation as a result of the development. Sediment fencing should be retained during construction.
- Preceding construction works, the 'Blue Book' (Landcom 2004) should be consulted to ensure any additional necessary erosion controls are adequately installed.

Fencing

- High visibility exclusion fencing and signage are to be installed where vegetation borders the proposed development site.
- Any old fences within the zone that are not required are to be removed. .



3.1 Performance Criteria

Objective	Key Performance Indicator (KPI)	How will this KPI be assessed?	Designated time to meet KPI	lf K
Remove priority weeds	Reduce priority weeds across all management zones by 95% cover within the first year of the VMP. Priority weeds are to be maintained at <1% cover within subsequent years.	This is determined by the Project Ecologist through a site assessment that comprises established monitoring plots within the Management Zones.	Within 12 months of bush regeneration works commission.	Do tea
Control all other (environmental) weeds	Other (environmental) weeds are to be reduced by 10% each year (from starting cover %) across all management zones for the life of the VMP (and maintained below 10%).	This is determined by the Project Ecologist through a site assessment that comprises permanent monitoring plots within the Management Zones.	Within 12 months of bush regeneration works commission.	Doi tea
Conduct revegetation	Revegetation of River-flat Eucalypt Forest is to be completed within all management zones by a suitably qualified Bush Regeneration Contractor in conjunction with weed control. Plantings are to follow the species listed in Appendix A .	This is determined by the Project Ecologist who will confirm the installation of plants within the Management Zones.	Within 6 months of bush regeneration works commission (revegetation can be delayed if weather is unfavourable for planting e.g. if no rain is forecast for an extended period of time).	Bus imr the pla
Survival of plantings.	>90% survival rate of all plantings installed within each Management Zone over the life of the VMP.	This is determined by the Project Ecologist through an annual site assessment involving a count of individual plantings installed.	Each Spring for the life of the VMP.	A B ord init cor wa Reg
Installation of Sediment and Exclusion Fencing.	Installation of sediment fencing surrounding the proposed construction area consistent with the 'Blue Book' (Landcom 2014). Installation of exclusion fencing where the riparian zone borders the development site.	Confirmed by a site visit by the Project Ecologist.	Prior to construction.	lmr fen
Removal of old fencing	Remove all unnecessary, old fencing within the Subject Site.	Confirmed by a site visit by the Project Ecologist.	Prior to construction.	lmı Site



f KPI cannot be met by designated time

Double the amount of site visits by Bush Regeneration team for the next 6 months or until KPI is met.

Double the amount of site visits by Bush Regeneration team for the next 6 months or until KPI is met.

Bush Regeneration Contractor must be contacted immediately. The proponent must commission double the number of site visits for the following year, unless planting is completed before this time.

A Bush Regeneration Contractor must be contacted in order to replace all plants that have not survived the initial establishment phase of the VMP. If plants continue to die following the 2-year mark of the VMP, watering visits are to be scheduled with the Bush Regeneration Team to ensure survival.

Immediately install sediment fencing and exclusion fencing where required by the VMP.

Immediately remove all old fencing within the Subject Site.

3.2 Work Schedule / Timing

Task	Process for Completion	Time Required (estimate)	Responsibility	Scheduling				
IdSK	Process for completion			Year 1	Year 2	Year 3	Year 4	Year 5
Appointment of relevant	Appointment of a qualified Project Ecologist.	Prior to any excavation or construction works;	Project Manager					
contractors	Appointment of a Qualified Bushland Regenerator Contractor.	and prior to yearly monitoring events						
Installation of Sediment Fencing and Controls.	Installation of sediment control surrounding the proposed construction area must be completed prior to any excavation or modification of vegetation for construction.	Once, prior to any excavation or vegetation clearing for construction works.	Construction Contractor					
Exclusion Fencing	High visibility exclusion fencing and signage are to be installed where riparian vegetation borders the proposed development site.	Once, prior to any excavation or vegetation clearing for construction works.	Construction Contractor					
Old Fencing	Remove all unnecessary, old fencing within the Subject Site.	Once, prior to any excavation or vegetation clearing for construction works.	Construction Contractor					
mplement Hygiene Protocol	Implementation of Hygiene Protocol as per the report, 'Arrive Clean, Leave Clean' (Commonwealth of Australia 2015).	During all construction and vegetation works.	Contractors Project Ecologist					
	Reduce priority weeds across all management zones by 95% cover		Bush Bush Regenerator Contractor. Regeneration Contractors					
	Maintain priority weeds at <1% cover.	As quoted by Bush Regenerator Contractor.						
	Other (environmental) weeds are to be reduced by 10% each year (from starting cover %) across all management zones.							
Revegetation	Revegetation of River-flat Eucalypt Forest is to be completed within all management zones.	As quoted by Bush Regenerator Contractor. Follow up plantings are to be undertaken throughout the life of the VMP if the survival rate drops below 90%.	Bush Regeneration Contractors		As required where survival is <90%			
Long-term maintenance.	Any repair or maintenance of signage or fences (including sediment fences).	As advised by Bush Regenerator or Project Ecologist.	Bush Regeneration Contractors		As required			
Nonitoring and Reporting	Assess progress of restoration and revegetation works through sampling of permanent vegetation plots and a general assessment of the Subject Site.	Annually (in spring); 1 day for site assessment and 2 days for reporting	Project Ecologist					



Details Applicable to Management Zones 3.3

3.3.1 Assigning a Project Ecologist

Prior to commencement of any vegetation clearing, woody weed removal, or construction works within the Subject Property, a Project Ecologist must be assigned to oversee relevant works. The Project Ecologist must as a minimum:

- . Hold a relevant tertiary degree in Science, Biology, Ecology, Environmental Science, Environmental Management, or Natural Resource Management;
- Be fully licensed under the Biodiversity Conservation Act 2016 (or equivalent); and
- Be fully licensed with a NSW Animal Research Authority (or equivalent) permitting the handling, 0 relocation, and humane euthanasia of all terrestrial fauna.

3.3.2 Assigning a Bush Regenerator Contractor

All works associated with weed management and revegetation are to be implemented by a fully qualified and experienced Bush Regeneration Contractor with familiarity of western Sydney flora.

3.3.3 Fauna Management

Any native fauna found during construction activities should be relocated into the management zones 1 or 2 by a suitably gualified fauna spotter/catcher. If any fauna are found to be injured, they should be transported to a nearby vet or wildlife carer.

3.3.4 Weed Management

- Weed management is to be undertaken throughout all Management Zones, targeting weed infestations and ensuring no weed encroachment from surrounding areas.
- Weed management visits will be as quoted by the Bush Regenerator Contractor, or until the weeds are controlled to levels deemed acceptable by the Project Ecologist.
- Weeding techniques, such as scrape and paint, cut and paint or hand removal, should be used within the Subject Site. Herbicide spraying will be required to control larger weed infestations, however should be minimised in close proximity to the watercourses.
- All weeds removed are to be bagged, removed from site, and disposed of at a registered waste facility.

3.3.5 Planting Guidelines

- Recommended species for planting are listed in Appendix A.
- Shrub plantings are to be undertaken using hiko cells or tube stock.
- Groundcover (grass, sedge and herb) densities can be achieved using a combination of any of the following sources: direct seeding (e.g. Microlaena stipoides), translocation by bush regenerators, or planting of hiko cell or tube stock.
- Plantings must consist of local provenance plant species grown from seed collected within the broader catchment to be supplied by a native plant nursery specialising in indigenous plant species.
- Success of plantings and planting methods will be reviewed by the Project Ecologist during the monitoring visits.
- Planting efforts should only be conducted by a qualified Bush Regenerator Contractor.
- Tube stock and hiko cells are to be planted into appropriately sized pits in the soil that are at least twice the depth of the pot the plant is in. Appropriate fertiliser and soil wetting agent should be applied to each plant.
- Planting must only take place after exotic groundcovers have been cleared around the planting area.
- All plantings should be watered and maintained by a team of Bush Regenerators Contractors, with extra watering visits planned during times of predicted low rainfall.

3.3.6 Monitoring Specifications

a. Establishment of Monitoring Quadrats and Photo-points

- One (1) 20m x 20m permanent monitoring plot is to be established within each management zone. Vegetation monitoring is to be completed on an annual basis (in spring) by a suitably qualified Ecologist. A list of native and exotic species, including percentage cover, is to be recorded within each monitoring plot.

- Two (2) photo points are to be established within each management zone to monitor regeneration and revegetation, and included in annual monitoring reports.
- Installed plantings are to be assessed for survival via counting. Dead plants should be replaced when plant survival rate falls below 90%.

3.3.7 Reporting and Review

Monitoring reports are to be produced annually (in Spring) following monitoring events. These are to be produced by a suitably qualified Ecologist. Monitoring reports are to include the following:

- A summary of annual weed and management works;
- A site assessment based on performance targets;
- Presentation of photographic evidence to illustrate progress of weed control and revegetation;
- Any management issues/recommendations required to meet performance targets;
- Update work specifications as required to meet performance targets; and
- Management/maintenance requirements or recommendations to inform any subsequent management of the site (beyond the 1st year maintenance period)

This VMP will be reviewed by a qualified Ecologist at least every five years from the date of its adoption to recommend continued maintenance actions for the site to be managed in perpetuity.



References 4.

Department of Primary Industries (DPI) (2012) Guidelines for riparian corridors on waterfront land https://www.industry.nsw.gov.au/__data/assets/pdf_file/0003/160464/licensing_approvals_controlled_activities_riparian_c orridors.pdf

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Department of Primary Industries (DPI) (2021) Priority Weeds for the Greater Sydney, NSW Weeds Wise https://weeds.dpi.nsw.gov.au/WeedBiosecurities?AreaId=55

Landcom (2004) Managing Urban Stormwater: Soils and Construction

NSW Scientific Committee (2011) River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner bioregions - Determination to make a minor amendment to Part 3 of Schedule 1 of the Threatened Species Conservation Act https://www.environment.nsw.gov.au/topics/animals-and-plants/threatened-species/nsw-threatenedspecies-scientific-committee/determinations/final-determinations/2011-2012/river-flat-eucalypt-forest-on-coastalfloodplains-minor-amendment-determination

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Tozer, M. (2003) The native vegetation of the Cumberland Plain, western Sydney: systematic classification and field identification of communities.

Sydney Water (2014) Stormwater connections to waterways in the Rouse Hill Development Area



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Appendices 5.

Appendix A. Recommended revegetation species list for River-flat Eucalypt Forest on Coastal Floodplains (Sydney Water 2014)*

Scientific Name	Canopy	Mid-storey	Groundcover
Acacia floribunda		Х	
Acacia parramattensis		Х	
Acmena smithii	Х		
Angophora floribunda	Х		
Angophora subvelutina	X		
Aristida vagans**			Х
Backhousia myrtifolia		Х	
Breynia oblongifolia		Х	
Bursaria spinosa**		Х	
Casuarina cunninghamiana subsp. cunninghamiana	X		
Casuarina glauca	Х		
Centella asiatica**			Х
Centipeda cunninghamii			Х
Clematis aristata			Х
Commelina cyanea			Х
Cymbopogon refractus**			Х
Dichelachne micrantha**			Х
Dichondra repens**			Х
Digitaria parviflora			Х
Doodia aspera			Х
Einadia hastata**			Х
Eucalyptus amplifolia	Х		
Eucalyptus baueriana	Х		
Eucalyptus botryoides	Х		
Eucalyptus moluccana**	Х		
Eucalyptus tereticornis**	Х		
Geranium solanderi**			Х
Glycine clandestine**			Х
Hardenbergia violacea**			Х
Helichrysum diosmifolius			Х
Hydrocotyle peduncularis			Х
Imperata cylindrica var. major			Х
Lomandra filiformis**			Х

Scientific Name	Canopy	Mid-storey	Groundcover
Lomandra longifolia			Х
Lomandra multiflora subsp. multiflora**			Х
Melaleuca decora	Х		
Melaleuca linariifolia		Х	
Melaleuca styphelioides	Х		
Microlaena stipoides var. stipoides**			Х
Ozothamnus diosmifolius		Х	
Pandorea pandorana			Х
Themeda australis**			Х
Tristaniopsis laurina	Х		
Viola hederacea			Х
Wahlenbergia gracilis**			Х

*The species provided are to be prioritised for revegetation. In the instance that these species cannot be sourced, additional locally native species can be substituted following correspondence with the Project Ecologist. **Indication of species associated with Cumberland Plain Woodland to be planted alongside River-flat Eucalypt Forest.



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