

9 October 2019

Our ref: 19NEW - 13891

Frasers Property Australia
Level 2, 1C Homebush Bay Drive
Rhodes, NSW, 2138

Attention: Chris Koukoutaris

Dear Chris,

Ivanhoe Estate Redevelopment (SSD 8903) - Stage 1 Biodiversity Assessment

This letter describes the approach of using the Ivanhoe Estate Re-development SSD 17_8707 - Biodiversity Assessment Report and Offset Strategy for the assessment of biodiversity impacts associated with Ivanhoe Estate Stage 1 (SSD 8903). This approach was discussed with Dana Alderson of the NSW Office of Environment & Heritage on the 19 January 2018. OEH agreed in principle that a separate report would not be necessary provided the impacts of Stage 1 were adequately described in former report.

The Ivanhoe Estate is a site owned by the NSW Land and Housing Corporation (LAHC). The site is proposed to be redeveloped from 2020 by the Aspire Consortium comprising development partners Frasers Property Australia. Eco Logical Australia is engaged by Frasers to undertake the biodiversity assessment.

The project is located within Macquarie Park and is identified under Schedule 2 within the State Environmental Planning Policy (State and Regional Development) 2011 on the State Significant Development Sites Map. The proposed redevelopment will be carried out on behalf of LAHC and has a capital investment of more than \$20 million. As such the project will be assessed as a state significant development (SSD) under *NSW Environmental Planning and Assessment Act 1979* (EP&A Act). The Secretaries Environmental Assessment Requirements (SEARs) for the Masterplan Environmental Impact Statement (EIS) for the project were issued on the 25 September 2017, and the subsequent Stage 1 SEARs were issued on 17 December 2017.

Within the Stage 1 SEARs, the proponent is required to include:

“12. Flora and Fauna Assessment

Provide a detailed assessment of all vegetation clearing on the site including the removal of trees, and any impact on threatened species populations, endangered ecological communities or their habitat and potential for offset requirements.

In accordance with the transitional provisions of the Biodiversity Conservation (Savings and Transitional) Regulation 2017, biodiversity impacts are to be assessed and documented in accordance with the NSW Biodiversity Offsets Policy for Major Projects (2014) and the Framework for Biodiversity Assessment, by a person accredited in accordance with section 142B(1)(c) of the Threatened Species Conservation Act 1995."

A biodiversity assessment under the FBA has previously been prepared for the entire Masterplan estate by Eco Logical Australia in August 2019. Within this biodiversity assessment, the entire biodiversity credit requirement for the likely impacts of the proposal (in accordance with the FBA) have been proposed to be provided prior to any development works onsite. As such any impacts associated with the development of Stage 1 of the development will already be offset prior to development.

Any further assessment of the site would only be required in the case that Stage 1 of the Masterplan exceeds any approved impacts.

Regards,



Alex Pursche
Senior Ecologist