



# AEP

ECOLOGY | OFFSETS | BUSHFIRE | ARBORICULTURE

**Our Ref:** 2484.01  
**Date:** 8 August 2023  
**Attention:** Emma Lind  
**Via Email:** Emma.Lind@tsamgt.com  
**Cc:** Jason.McCosker@tsamgt.com

Dear Emma,

**RE: Statement of Commitments  
Seniors Living and RFB Development  
27 Tiral Street Charlestown, NSW**

Anderson Environment and Planning (AEP) was commissioned by TSA Management (the Client) to provide a Statement of Commitments for the proposed Seniors Living and RFB Development within Lot 223 DP 551260, 27 Tiral Street, Charlestown (the Site).

This letter provides a summary of an ecological impact assessment and the proposed mitigation measures associated with the development as outlined in *AEP, 2022 Streamline Planted Biodiversity Development Assessment Report, Seniors Living and RFB Development at 27 Tiral Street Charlestown, NSW Revision 01*.

The Subject Site is located within a residential landscape and although there is native vegetation on site, the site has been cleared and then replanted by historical use. In addition to this, the Subject Site is mostly disconnected from larger patches of native vegetation bounded by roads on the northern, southern and western boundaries. Due to the Subject Site location within the landscape, it is likely high use of the site by local fauna species is limited.

In accordance with Section 7 of the BAM, 2020, the following mitigation measures have been recommended to avoid and minimise impacts to the native vegetation, habitat and other prescribed biodiversity values.

### **Direct Impact Mitigation Measures**

- Native vegetation (Removal of approx. 0.6ha):
  - Landscaping within the development will utilise endemic native species suitable for future fauna use.
- Habitat in the form of tree hollows:
  - One tree containing hollows has been identified within the Subject Site and is proposed to be removed.
- Disturbance to fauna habitat regarding home range and connectivity:
  - Installation of a fauna-protection fence, including relevant signage, to create a fauna protection zone.
- Reduction of biodiversity values:
  - Removal of planted vegetation present on site.
    - Landscaping within the development will utilise endemic native species suitable for future fauna use.
  - Sediment run-off into retained vegetation area:

- Best practice erosion and sedimentation (ERSED) control methods to be adopted, enforced and maintained throughout vegetation works.

### **Prescribed Impact Mitigation Measures**

- Vehicle strikes on threatened species or on animals that are part of a TEC:
  - Civil Construction staff to be inducted into pre-clearing and clearing protocols, and to identify environmental features for protection.
  - During operation, such impacts will be mitigated through the introduction of low-speed limits as well as speed limiting devices on the facilities' roads.

### **Indirect Impact Mitigation Measures**

- Noise/Vibration during construction and associated traffic posing disturbance to local fauna:
  - Conditions of construction operations will be optimised as per an approved Construction Environmental Management Plan (CEMP) which will include a Noise Mitigation Plan.
  - The proposal is unlikely to significantly increase the noise currently present at the Subject Site, due to its proximity to the adjacent residential area.
- Dust deposits on native flora and fauna habitat, resulting in disturbance to and reduced viability of adjacent habitat:
  - Dust levels during operations managed according to an approved CEMP:
  - Daily monitoring of dust generated by construction activities; and
  - Dust suppression measures (setting maximum speed limits and application of dust suppressants) will be implemented during construction works to limit dust on site.
- Light spill disturbing nocturnal fauna and reducing viability of the adjacent habitat.
  - Optimal construction methods as per an approved CEMP. Such measures will include limiting use of lights where necessary and directing lights in such a way as to limit impact on adjacent vegetated lands.
- Soil disturbance may lead to proliferation of exotic flora (including invasive weeds) through seeds and vegetation fragments:
  - Any soil disturbance during both construction and operations will be managed in accordance CEMP and Biodiversity Management Plan.
  - Appropriate handling of mulch created from the removal of exotic vegetation.
  - Appropriate cleaning of all construction equipment to limit the risk of weed seed and fragments to adjacent retained areas.
  - Chemical and manual treatment of weeds where applicable.
  - Appropriate management of weeds within landscaping areas.
- Visual amenity relating to Rubbish and waste retained onsite attracting native fauna:
  - Activities on the Site will be managed in accordance with an approved CEMP and designed to limit the amount of rubbish and waste onsite through good housekeeping practices.

### **Residual Impact Mitigation Measures**

- Reduction of biodiversity values (Clearing of 0.6ha of native vegetation):
  - Landscaping within the development will utilise endemic native species suitable for future fauna usage and providing supplementary connectivity through residential areas.
- Noise, dust, light impacts resulting in disturbance to local fauna:
  - Implementation of Light Sensitive urban design to limit light spill into retained vegetation.
  - Application of approved CEMP.

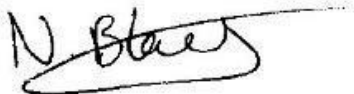
**Summary**

The Subject Site is located within a residential landscape and although there is native vegetation on site, the site has been cleared and then replanted by historical use. Due to the Subject Site location within the landscape, it is likely high use of the site by local fauna species is limited. In addition to this, no threatened fauna or flora were identified during field surveys.

We thank you for the opportunity to be involved in this project. Should you require any further details or clarification, please do not hesitate to contact the writer or Chris Wark (0468 601 393).

Yours faithfully,

Anderson Environment & Planning



Natalie Black

Senior Environmental Manager

BAAS:19076

M 0431 249 360