

Department of Planning and Environment

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Department of Planning and Environment
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Our ref: DOC23/743582
Your ref: SSD-49472213

7 September 2023

Subject: EIS Exhibition - Pathways Cremorne Seniors Housing (SSD-49472213)

Dear Elena,

Thank you for your email dated 21 August 2023 seeking comments from the Environment and Heritage Group (EHG) on the Environmental Impact Statement (EIS) for Pathways Cremorne Seniors Housing (SSD-49472213). EHG has reviewed the EIS and accompanying documents and provides the following comments.

EHG issued a Biodiversity Development Assessment Report (BDAR) waiver for the subject State Significant Development on 5 July 2023 and the Department of Planning and Environment granted a BDAR waiver on 4 September 2023. The EIS is consistent with the description listed in Schedule 1 of the determination of works in the BDAR waiver. However, if the proposed development is changed so that it is no longer as described in Schedule 1 of the determination, the applicant will need to lodge a new waiver request or prepare a BDAR.

As raised in EHG's letter (DOC23/513682), EHG noted that BDAR waiver application prepared by Cumberland Ecology dated 7 June 2023 states that there are no cracks or crevices within the site that offer suitable habitat for microchiropteran bats. However, given the age and modified nature of the structures on site, EHG considers that precaution should still be applied when undertaking demolition works. Surveys also identified three nests on site. Therefore, EHG requests that if consent is granted, that a consent condition be included that ensures that prior to any demolition works or vegetation removal that a qualified ecologist and fauna handler or wildlife carer will identify, remove and relocate any fauna that are present. This must include the relocation of known bird nests/possum drey and a survey for possible microbat roosts within existing structures.

Should the subject project be approved, EHG recommends the following conditions of approval for inclusion in the instrument of approval:

- Microbat Surveys

Surveys of potential threatened species habitat in human made structures must occur prior to any construction certificate being issued and any demolition works taking place. The surveys must be carried out by a suitably qualified ecologist with the findings to be submitted to the consent authority. Should any threatened microbats be identified within existing structures on site, a microbat management plan is to be prepared and submitted to EHG for review and

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comment. The plan must detail the findings of the survey and measures that will be implemented to minimise any adverse impacts prior to and during construction.

- Vegetation clearing works and Fauna Protection

Trees approved for removal must be lopped to minimise the risk of injury or mortality to fauna, such as top-down lopping, with lopped sections gently lowered to the ground, and/or by lowering whole trees to the ground with the “grab” attachment of a machine.

During tree removal and vegetation clearing (including the removal of exotic weeds), an experienced wildlife handler is to be present to re-locate any displaced fauna that may be disturbed during this activity. Any injured fauna is to be appropriately cared for and released on site or an appropriate nearby location when re-habilitated.

If you have any queries please contact Liz Peterson, Senior Conservation Planning Officer via elizabeth.peterson@environment.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink that reads "S. Harrison".

Susan Harrison
Senior Team Leader
Greater Sydney Branch
Biodiversity and Conservation