

Suite 204, Level 2 62 Moore Street Austinmer NSW 2515 t: (02) 42433804

20 January 2022

Our ref: 20WOL\_16700

Multiplex Constructions Pty Ltd L1, 22 Bridge Road Glebe NSW 2037

Attention: Jun Kim

Dear Jun,

Addendum to Biodiversity Development Assessment Report (BDAR) for the new Sydney Fish Market – Stage 2 MOD 6 (SSD 8925)

#### INTRODUCTION

Eco Logical Australia Pty Ltd (ELA) was engaged to prepare a brief assessment to address the modification of the proposed new Sydney Fish Market in response to a request for additional information (RFI) from the NSW Department of Industry and the Environment (DPIE). This letter is an addendum to the existing BDAR for the proposed new Sydney Fish Market completed by ELA (2020), issued as Appendix 7 of the New Sydney Fish Market Main Works DA Environmental Impact Statement. The modification application seeks to temporarily extend the boundary of the site to include the Sydney Secondary College car park at 1 Pyrmont Bridge Road Pyrmont, to be used as temporary site accommodation (site sheds and amenities) during the construction of the new Sydney Fish Market.

#### PROPOSED MODIFICATION

The proposed development includes a temporary site accommodation complex constructed as double stacked sheds (two storey) placed on a steel gantry structure that is elevated 4.6 metres above the ground. Additionally, a walkway bridge is proposed that connects the accommodation sheds to the new Sydney Fish Market construction site. The proposed modification footprint is shown in Attachment A.

## LEGISLATION

The proposed redevelopment of the new Sydney Fish market is being assessed as State Significant Development (SSD) (application Number SSD 8925). The Secretary's Environmental Assessment Requirements (SEARs) have been issued. A BDAR (ELA 2020) was prepared in accordance with Part 7 of the *Biodiversity Conservation Act 2016* (BC Act) and the Biodiversity Assessment Method (BAM). Under Section 7.14 of the BC Act, for SSD, a BDAR must assess the likely impact of the proposed development on biodiversity values. The conditions of the consent or approval may require the applicant to retire biodiversity credits to offset the residual impact on biodiversity values.

The modification (MOD 6) of the development footprint to include the construction of temporary sheds was proposed following the submission of the BDAR. Generally, a modification to a development footprint would require re-assessment under an amended BDAR. However, due to the minor impact of the proposed modification and the low significance of the existing biodiversity values, a letter addressing the proposal and a brief assessment of any impacts on biodiversity was considered sufficient, as agreed by the Biodiversity Conservation Division in DPIE.

## EXISTING ENVIRONMENT

The development site is mapped within the soil landscape 'Disturbed Terrain' (eSPADE). These areas were previously swamps, estuaries, and wetlands, which have been cut and filled using estuarine sand and mud, and rocks and local soil materials, along with a variety of artificial material. The site is landscaped lawn area with planted trees used as parkland and car park for Sydney Secondary College. A built grassed mound is located on-site. An Arboricultural Impact Assessment (AIA) conducted by Hunter Bruce Tree Consulting (2021, revised Jan 2022) assessed the thirteen planted native and exotic tree species that may be affected by the proposed development. The AIA identified one large *Ficus rubiginosa* tree (Tree 11) with high retention value within close proximity to the proposed development site.

# IMPACT ASSESSMENT

The proposed modification will result in the removal of one small, planted tree (Tree 8 in the AIA). This tree is an ornamental exotic species, *Populus nigra*. Due to its low significance, the removal of this tree is not expected to result in any additional biodiversity impacts. This assessment is supported by a letter from Environment, Energy and Science Group (EES) who are satisfied that the modification will not result in additional biodiversity impacts.

Under the BAM 2020, planted vegetation does not attract any offset liability. The vegetation to be removed is a planted exotic ornamental tree and lawn with no Plant Community Type (PCT) assigned, therefore no offset credits are required to be retired under the BC Act.

The major biodiversity impact associated with the SSD identified in the BDAR (ELA 2020) was in relation to *Myotis macropus* (Southern Myotis) roosting in the wharf and sea wall. A Microbat Management Plan was prepared for the concept plan and Stage 2. Microbats were excluded prior to demolition of the wharf and construction along the seawall. This modification is not expected to affect the sea wall or microbats that were formerly roosting underneath the wharf (ELA 2020).

Following input from EES, the proposed modification gantry shed footprint was altered to avoid impacts to a nearby large, high retention value tree (identified as Tree 11 in the AIA), including avoiding damage to its root structure from relocating screw pilings. Also, realignment of the gantry footbridge now avoids removal of Trees 3 and 10.

If there is evidence that the planted native vegetation or non-native vegetation is being used by threatened species, mitigation and management of potential impacts (section 8.4 of BAM) must be applied. The new Sydney Fish Market development site was identified as having potential foraging habitat for *Pteropus poliocephalus* (Grey-headed Flying Fox) which is listed as vulnerable under the BC Act and *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The small tree to be removed is unlikely to significantly affect foraging habitat for Grey-headed Flying Fox due to its small

size. The construction of the proposed gantry sheds adjacent to the large *Ficus rubiginosa* tree is also not expected to affect foraging habitat since the tree will remain. The current potential foraging habitat available nearby, including a row of large Fig trees planted along Bridge Road, would remain unaffected by this proposed modification.

# MITIGATION MEASURES

The modification footprint has been reduced and altered to avoid impacts to the root system of a large tree on-site (Tree 11) and two smaller trees (Tree 3 and 10).

Potential indirect impacts of the proposed modification works may include sediment runoff, which can be mitigated by using sediment barriers, and light spill to adjacent of Fig trees (potential foraging habitat for Grey-headed Flying Fox), which can be mitigated by intentional direction of lighting.

An unanticipated finds procedure is in place as part of the Construction Environmental Management Plan (CEMP) – 13.9 Flora and Fauna Management Sub-Plan. Implementing the CEMP as part of the modification would minimise and mitigate impacts to fauna species which may be present in the tree to be removed.

## CONCLUSION

The proposed modification is not expected to result in any additional biodiversity impacts or require additional offset credits to be retired due to the minor level of impact and low significance of existing biodiversity values. Indirect impacts will be reduced provided mitigation measures in this assessment and the associated BDAR (ELA 2020) are implemented.

Regards,

Joseph Gleeson Environmental Scientist

## ATTACHMENT A: MODIFICATION FOOTPRINT





	MEMBER SCHEDULE
DESC.	MATERIAL
COLUMNS	STAGE 1= 250 uc 90, STAGE 2= 310 uc 97
CROSS TIES	STAGE 1= 530 ub 92, STAGE 2= 610 UB 113
STRINGERS	410 ub 60
BRIDGE BEAMS	N/A
BRACING	75x75x8 EQA
DECK	17mm PLYWOOD & 250x50 DECKING
TOP FENCE	1m HIGH : STEEL FRAMED & LINED
BOTTOM FENCE	N/A

PROJECT LOCATION: 1A BRIDGE ROAD GLEBE	PROPOSED HOARDING FOR: MULTIPLEX	DRAWING TITLE: GANTRY PLAN
HOARDINGS BY: TOTAL HOARDINGS P/L 22 POWERS ROAD, SEVEN HILLS, NSW 2147 PHONE: (02) 8811 2900 FAX: (02) 9674 9200 www.hoardings.com.au sales@hoardings.com.au Postal: PO BOX 908, SEVEN HILLS NSW 1730 ABN 63 083 076 073	REVISION TABLE:       N0:     DATE:     DESCRIPTION:       01     29.10.21     ORIGINAL ISSUE       02     04.11.21     ADJUSTED CONFIGURATION. STEEL MEMBER SIZES CHANGED       03     10.12.21     ADJUSTED CONFIGURATION.       04     14.01.22     ADJUSTED CONFIGURATION.	ENGINEER: ALESSI CONSULTING 1/50 PONSONBY PDE, SEAFORTH NSV PHONE 9949 7697 / FACSIMILE 9949 2 orazioa@tpg.com.au ABN 45 163 749 648



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Hoarding Designed to take loads within it's 15Kpa Rating. Superimposed loads from site sheds/ materials/ scaffold and all items placed on hoarding are not to exceed 40 percent of hoarding 15Kpa design live load capacity. All loads to be distributed evenly across hoarding with suitable spreader beams made to Australian Standards to distribute loads over the full width of the hoarding.		
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