

11 August 2023

Philip Grech
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Dear Philip

Updates to Biodiversity Development Assessment Report for 884-902 and 904-928 Mamre Road, Kemps Creek
Project no. 36924

Biosis Pty Ltd was commissioned by Altis Property Partners Pty Ltd to prepare a Biodiversity Development Assessment Report (BDAR) (Biosis 2023) to support the Environmental Impact Statement (EIS) under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The BDAR forms part of the Development Application (DA) for Access Logistics Park, a warehouse and logistics hub (the project) at 884-902 and 904-928 Mamre Road (Lot 53 DP 259135 and Lot 52 DP 259135), Kemps Creek (the study area), New South Wales (NSW).

The proposed development satisfies the definition of State Significant Development (SSD) pursuant to Schedule 1 Clause 12 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP) as the Capital Investment Value (CIV) exceeds more than \$50 million.

The EIS (SSD-17647189) was placed on exhibition in November 2021. A summary of responses to the exhibited EIS from Environment and Heritage Group (EHG) within the Department of Planning and Environment (DPE) received 18 July 2023 in relation to biodiversity (DOC23/518511) (DPE 2023), are shown in Table 1, along with the action taken.

Table 1 Action taken to response to submissions (DPE 2023)

Reference	Response	Action taken by Biosis
Attachment 1 – EHG comments on the Draft Response to Agency RtS Submissions - Access Logistics Park (SSD-17647189)		
Biodiversity		
1	EHG has reviewed the revised BDAR prepared by Biosis dated 20 March 2023 (Version 3) and provides the following comments:	-

Reference	Response	Action taken by Biosis
2	<i>The BDAR states that the Cumberland Land Snail was excluded as a candidate species as the site does not provide suitable habitat for the Cumberland Land Snail, given the vegetation is degraded and isolated. However, the Cumberland Land Snail can occur in degraded and isolated vegetation. This species requires habitats with leaf litter, either native or exotic. It is noted the plot data indicates reasonable leaf litter cover scores for the site (27% and 37%). Therefore, EHG considers this is insufficient justification for excluding Cumberland Land Snail as a candidate species.</i>	Targeted survey was undertaken for Cumberland Plain Land Snail (and Dural Land Snail as a precautionary measure) on Friday 28 July 2023. The BDAR (Biosis 2023) has been updated to include these species as candidate species credit species, and survey information updated throughout the BDAR (Biosis 2023). Figure 9 of the BDAR (Biosis 2023) has been updated with the additional survey. The Biodiversity Assessment Method Calculator (BAM-C) has been updated with candidate and survey changes.
3	<i>The assessment has been undertaken without access to the assessment in the BAM-C. The case appears to still be 'in progress' in the BAM-C. To allow DPE to review the BDAR, the assessor must add the relevant DPE team as a case party. In this matter, the relevant DPE team is 'Greater Sydney – Compliance and Regulation'. The assessor must also finalise the case and then 'submit to consent authority'.</i>	The Greater Sydney – Compliance and Regulation was added to the BAM-C as a case party, however the BAM-C had not been finalised. Biosis has finalised the BDAR and submitted this to the consent authority following the BDAR (Biosis 2023) update.
4	<i>The assessment has also been undertaken without access to spatial data. Spatial data can now be added as an attachment in the BAM-C.</i>	Spatial data has been attached to the BAM-C for the project.
5	<i>The BDAR should include the Table of credit classes and matching credit profile, as required by Table 25 of the BAM. A printout of the 'Biodiversity credit report – like for like' provides this information.</i>	The Class/Trading Group has been added to Table 24 of the BDAR (Biosis 2023). Sensitivity to gain class has also been added to Table 9 of the BDAR (Biosis 2023).

I trust that this advice is of assistance to you however please contact me on 0418 540 494 if you would like to discuss any elements of this ecological advice further.

Yours sincerely



Dr Caragh Heenan
Senior Zoologist

References

Biosis 2023. *884-928 Mamre Road, Kemps Creek: Biodiversity Development Assessment Report*, Report prepared for Project Strategy on behalf of Altis Property Partners Pty Ltd. Authors: Heenan. C, Schwebel. J, Duff. H, Wharfe. C. Biosis Pty Ltd., Western Sydney, NSW. Project no.35483.

DPE 2023. Draft Response to Agency RtS Submissions - Access Logistics Park (SSD-17647189) (Reference DOC23/518511).