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Environment, Energy and Science Group (Office of Environment & Heritage)  
c/o NSW Department of Planning, Industry and Environment  
GPO Box 39  
Sydney NSW 2001

**Attention: David Way**

**SAINT IGNATIUS COLLEGE RIVERVIEW SSD 10424  
WAIVER FOR BIODIVERSITY DEVELOPMENT ASSESSMENT REPORT (BDAR)**

Dear David,

Willowtree Planning, on behalf of our client Saint Ignatius College Riverview, write to Department of Planning, Industry & Environment (DPIE) to formally request a waiver from the Environment, Energy and Science Group (EESG) to the requirement for the preparation of a Biodiversity Development Assessment Report (BDAR) in relation to State Significant Development Application (SSDA) 10424. SSDA 10424 is in relation to the Stage 2 Development - New Ignis Stage 2 STEMP Building for the Site located at 2-60 Riverview Street and Tambourine Bay Road, Riverview.

In accordance with the *Biodiversity Conservation Act 2016* (BC Act), Section 7.9 (2) of the BC Act requires SSD applications be accompanied by a BDAR, unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have significant impact on biodiversity values, and as such a BDAR is not required to be prepared. For a waiver to be applied for the future development of the Site, it needs to be demonstrated that the biodiversity values, as defined under the BC Act and the *Biodiversity Conservation Regulation 2017* (BC Regulation), will not be significantly impacted.

An Assessment Report has been prepared by Eco Logical Australia (ELA) (**Appendix 1**) to consider the biodiversity values of the Site and whether the preparation of a BDAR is required to support the proposed built form approval under SSDA 10424. The proposed development has been assessed against the DPIE criteria for significant impact to biodiversity values as outlined **Appendix 1**. This assessment has demonstrated that the Stage 2 development of Saint Ignatius College Riverview is highly unlikely to have significant impacts upon defined biodiversity values as a result of the proposed project. On the basis of the investigations, it is the opinion of ELA that the preparation of a BDAR is not necessary due to the development not having a significant impact on biodiversity values. Therefore, it is recommended that a waiver for the preparation of a BDAR be sought from the DPIE.

In light of the above, Willowtree Planning formally requests a waiver for the preparation of a BDAR in relation SSDA 10424.

We trust the provided information satisfies the requirements of DPIE, as well as the EESG.

Please do not hesitate to contact the undersigned on 0499 888 691.

Kind regards



Ashleigh Smith  
Associate  
Willowtree Planning Pty Ltd  
ACN 146 035 707

**ENCLOSED:**

- **Appendix 1:** Biodiversity Assessment Waiver Request

Saint Ignatius' College Riverview  
C/O EPM Projects Pty Ltd  
Level 2, 146 Arthur Street  
North Sydney NSW 2060

Date 04 Aug 2020

Our ref: 20SYD - 15844

Attention: Nick Archer

Dear Nick,

**RE: Biodiversity Assessment – Saint Ignatius' College, Riverview**

Eco Logical Australia (ELA) were engaged by EPM Projects to provide a biodiversity assessment of the proposed development within Saint Ignatius' College, Riverview.

This biodiversity assessment accompanies an Environmental Impact Statement (EIS) in support of State Significant Development Application (SSD-10424) for the Saint Ignatius' College Riverview Redevelopment Stage 2 located at 2 – 60 Riverview Street and Tambourine Bay Road, Riverview – Saint Ignatius' College Riverview Limited is the proponent.

In accordance with Clause 7.9(2) of the *Biodiversity Conservation Act 2016* (BC Act), an application for State Significant Development is *to be accompanied by a biodiversity development assessment report unless the Planning Agency Head and the Environmental Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values*.

Based on the attached assessment of impacts on biodiversity values, it was determined that the development will not have a significant impact on biodiversity values.

The proponent may therefore seek a waiver from the Department of Planning for the preparation of a Biodiversity Development Assessment Report. The attachments below describe the biodiversity values of the site in relation to clause 1.4 of the BC Regulation and 1.5 of the BC Act (Table 2 and Table 2).

This letter should be submitted in support of that application for a BDAR waiver.

Kind regards,



Kirsten Velthuis  
**Senior Environmental Consultant**  
**Accredited BAM Assessor 19048**

## BDAR waiver request information

The information requirements for a BDAR waiver request, as outlined in the NSW Department of Planning and Environment's Guidelines, are provided in Table 1 and Table 2.

**Table 1 BDAR waiver request information requirements**

Requirement	Description
Admin	<p>Proponent: Saint Ignatius' College Riverview</p> <p>Contact: Mr Philip Dean, Dean of Operations Saint Ignatius College Riverwood. C/O Nick Archer, EPM Projects, <a href="mailto:narcher@epmprojects.com.au">narcher@epmprojects.com.au</a></p> <p>Project ID: SSD-10424 Saint Ignatius' College Riverview Redevelopment Stage 2</p> <p>Completed by: Kirsten Velthuis – Senior Environmental Consultant (Eco Logical Australia) – BAM Accredited Assessor 19048</p>
Site Details	<p>Site address: 2-60 Riverview Street and Tambourine Bay Road, Riverview</p> <p>Study Area Size 0.68 ha</p> <p>Native vegetation impact area: 0.03 ha</p> <p>Site Map: Refer to Figure 1.</p>
Proposed Development	<p>The proposed development seeks detailed built form approval for Stage 2 Development to provide new teaching and educational facilities, as detailed below:</p> <ul style="list-style-type: none"> <li>Construction of new five (5) storey building with a maximum RL52.00 at the heart of the Campus to accommodate modern, flexible teaching and learning spaces;</li> <li>Provide improved learning opportunities for Science, Technology, Engineering, Mathematics (STEM_ and PDHPE as a STEMP facility, along with six (6) Pastoral Care House areas, and staff rooms;</li> <li>The ground floor will accommodate a C.O.L.A, multi-purpose Hall and Canteen (Food and Beverage) with servicing by a loading area on basement level;</li> <li>Refurbishment of existing O'Neil Building to allow integration of New Ignis Stage 2 STEMP Building to connect to existing fabric;</li> <li>New North Landscaped Area;</li> <li>New Landscaped Area between the existing Wallace Building and the New Ignis Stage 2 STEMP Building; and</li> <li>Upgrade courtyard to improve the integration of the learning space and create a sense of place.</li> </ul> <p>Overall, the proposed built form approval seeks to provide a framework for the future physical development of the Campus to ensure the best teaching and learning outcomes, and ongoing evolution of the School.</p> <p>Impact to biodiversity values associated with the above works is limited to the removal of: 0.03 ha of vegetation:</p> <ul style="list-style-type: none"> <li>1 <i>Lophostemon confertus</i> (Brush Box);</li> <li>2 <i>Angophora costata</i> (Sydney Red Gum); and</li> <li>1 Liquidambar (<i>Liquidambar styraciflua</i>), a non-native species.</li> </ul> <p>The trees are located as individual trees in between school buildings and the outdoor basketball court (figure 2) and are planted within retained planters or within altered/ filled ground (Tree IQ 2020). All trees are early-mature trees (Tree IQ 2020).</p> <p>Analysis of the impacts to biodiversity values as a result of their removal is provided.</p>

**Table 2 Criteria to assess biodiversity under the BC Act and BC Regulation**

Biodiversity Value	Meaning	Relevant	Discussion of values within subject site
<b>Biodiversity Conservation Regulation (Clause 1.4)</b>			
a) Threatened Species Abundance	The occurrence and abundance of threatened species or threatened ecological communities, or their habitat, at a particular site.	Yes	<p>A review of vegetation mapping of the area (Figure 3) identified that the study area (OEH, 2016) did not contain any mapping of native Plant Community Types (PCTs). Vegetation surrounding the study area is mapped as Urban Exotic/Native.</p> <p>There are no BioNet (Atlas of NSW Wildlife) records of threatened flora or fauna species within the study area (Figure 4 and 5).</p> <p>The impacted vegetation consists of 1 exotic and 3 native trees which are early-mature trees (Tree IQ 2020); no roosting habitat is available within the impacted native vegetation for hollow-dependent threatened fauna species.</p> <p>Vegetation within the footprint is limited to 0.03 ha which does not contain enough foraging resources to sustain any threatened fauna species.</p> <p>At best, the impacted vegetation has the potential to provide marginal seasonal foraging habitat for the highly mobile species Grey-headed Flying-fox. The impact of the proposed development will be limited to the removal of 0.03 ha of potential foraging habitat, including two <i>Angophora costata</i> (Sydney Red Gum) and one <i>Lophostemon confertus</i> (Brush Box).</p> <p>This impact will not result in a significant impact to this threatened species.</p>
b) Vegetation Abundance	The occurrence and abundance of vegetation at a particular site.	N/A	<p>Native vegetation within the study area is restricted to 1 <i>Lophostemon confertus</i> (Brush Box) and 2 <i>Angophora costata</i> (Sydney Red Gum). This vegetation is located within an existing cleared and developed area with trees situated in planting retainers. Vegetation within the site does not conform to any PCTs.</p>
c) Habitat Connectivity	The degree to which a particular site connects different areas of habitat of threatened species to facilitate movement of those species across their range.	N/A	<p>Vegetation within the subject site is highly fragmented and does not contribute to habitat connectivity across the local landscape. There is a lack of connectivity with habitat across the landscape as the vegetation to be impacted is separated by fences and existing infrastructure such as buildings and roads.</p> <p>The site does not provide any significant level of connectivity to facilitate movement of threatened species across their range.</p>
d) Threatened Species Movement	The degree to which a particular site contributes to the movement of threatened species to maintain their lifecycle;	Yes	<p>Native vegetation to be impacted lacks connectivity and is situated in a developed area disconnected from native vegetation in the local landscape. Potential foraging habitat exists for the GHFF; however, the removal of 0.03ha of potential foraging habitat will not significantly impact this species as similar foraging habitat exists within the vicinity of the works. The nearest GHFF camp exists approximately 2.3 km from</p>

Biodiversity Value		Meaning	Relevant	Discussion of values within subject site
				<p>the subject site. As GHFF may forage up to 50 km from their camps, the removal of the small number of potential feed trees is not anticipated to infer a significant impact on this species.</p> <p>Due to the small amount of vegetation, the site is not considered to be significant for the movement of any threatened species to maintain their lifecycle.</p>
e)	Flight Path Integrity	The degree to which the flight paths of protected animals over a particular site are free from interference.	N/A	The landscape within and surrounding the site is predominantly cleared of vegetation or consists of exotic/non-native vegetation (OEH, 2016). The flight paths of protected animals over the site is unlikely to be impacted by the proposed development, and no facilities which may significantly inhibit flight over the development site are proposed.
f)	Water Sustainability	The degree to which water quality, water bodies and hydrological processes sustain threatened species and threatened ecological communities at a particular site.	N/A	No natural water courses are present within the site. In its current state, the site does not contain water bodies or contribute to hydrological processes that sustain threatened species or ecological communities within or adjacent to the site.
<b>Biodiversity Conservation Act (Clause 1.5 (2))</b>				
a)	Vegetation Integrity	The degree to which the composition, structure and function of vegetation at a particular site and the surrounding landscape has been altered from a near natural state.	N/A	<p>Due to previous and current land management, vegetation and soils within the subject site have been highly modified or disturbed and lack natural resilience. Vegetation within the site is comprised of both native and exotic plantings. Due to the fact that these individuals show a lack of connectivity as a result of the existing infrastructure and fencing and are comprised of both native and exotic plantings these trees are not representative of any remnant PCTs that would have been present within the development site.</p> <p>Therefore, the development will not compromise the vegetation integrity of the site.</p>
b)	Habitat Suitability	The degree to which the habitat needs of threatened species are present at the particular site.	N/A	<p>Suitable habitat for threatened species is highly limited within the site.</p> <p>Potential foraging habitat for the GHFF exists on site in the form of 0.03 ha of flowering trees. As there is similar foraging habitat within the vicinity of the subject site, the removal of these trees is not deemed likely to have a significant impact on this species.</p> <p>No roosting habitat is available within the subject site for hollow-dependent threatened fauna species due to the absence of hollow-bearing trees.</p> <p>The proposed development will not significantly compromise habitat suitability for threatened species.</p> <p>The proposed development will not impact on any habitat features specified under Clause 6.1 (1) (a) of the Biodiversity Conservation Regulation.</p>

Biodiversity Value	Meaning	Relevant	Discussion of values within subject site
			<p>The removal of 0.03 ha of vegetation will be required to undertake the works. However, due to a lack of connectivity and roosting habitat features, these trees would not provide sufficient habitat for threatened species within the site.</p> <p>As the human-made structures which are proposed for redevelopment have been recently maintained and used for the school, they provide no habitat for threatened species within the subject site.</p>





**Figure 1: The study area**





Sydney Red Gum (*Angophora costata*) and Brush Box (*Lophostemon confertus*)



Sydney Red Gum (*Angophora costata*)



Liquidambar (*Liquidambar styraciflua*)

**Figure 2: Vegetation to be impacted**



## Vegetation



### Legend

  Study Area

#### Vegetation (OEH, 2016)

- 1234,S\_FoW08: Estuarine Swamp Oak Forest
- PCT 1778: Coastal Sandstone Foreshores Forest
- PCT1841: Coastal Enriched Sandstone Moist Forest
- PCT920: Estuarine Mangrove Forest
- Urban Exotic/Native

0 15 30 60  
Metres

Datum/Projection:  
GDA 1994 MGA Zone 56

**nearmap**  
Image captured: 01/06/2020

**eco logical**  
AUSTRALIA  
A TETRA TECH COMPANY  
Prepared by: KS Date: 27/07/2020

Figure 3: Vegetation communities within the study area (OEH, 2016)



## Atlas BioNET - Flora

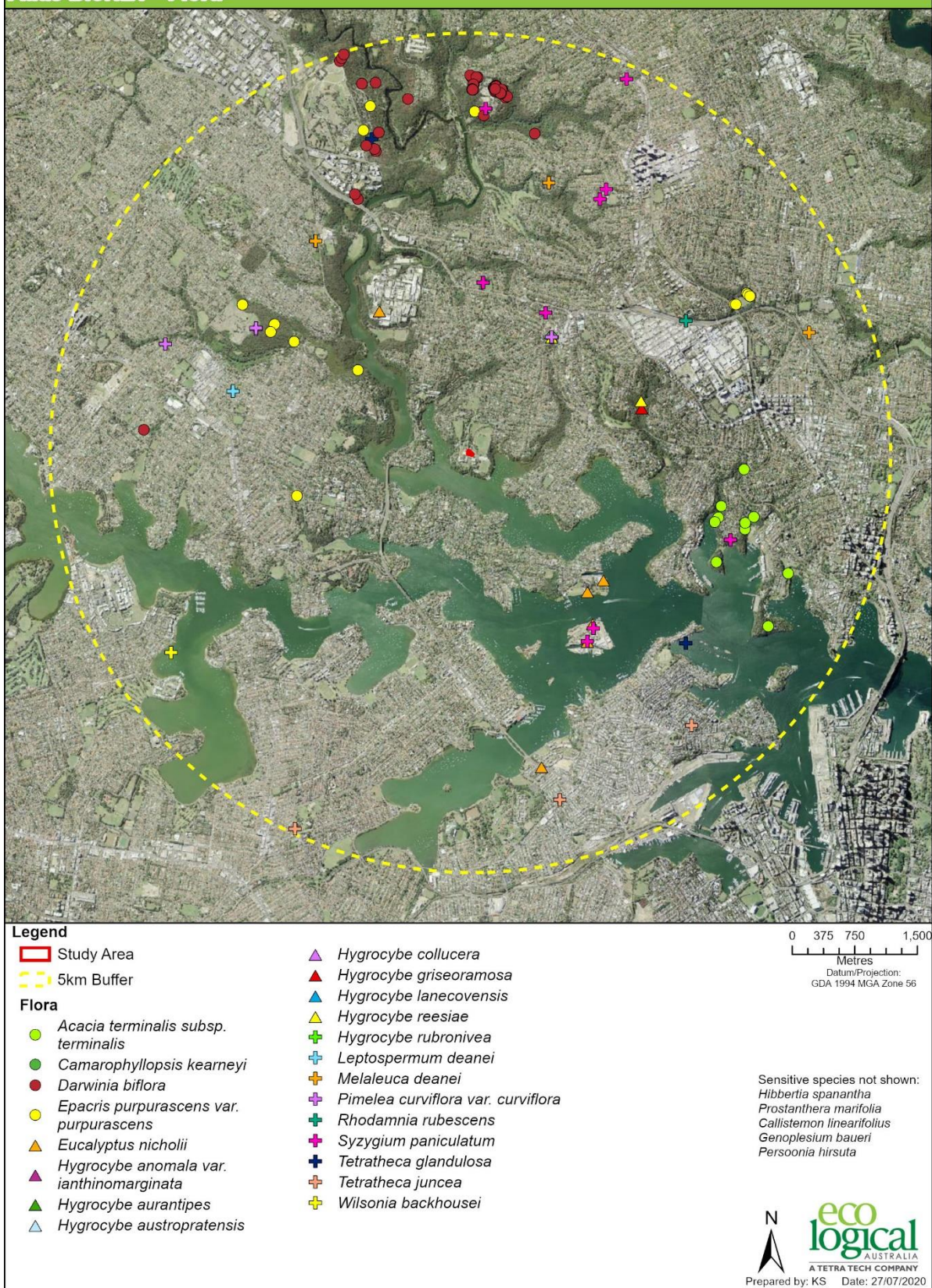


Figure 4: Threatened flora recorded within 5 km radius of study area (Bionet)



## Atlas BioNET - Fauna

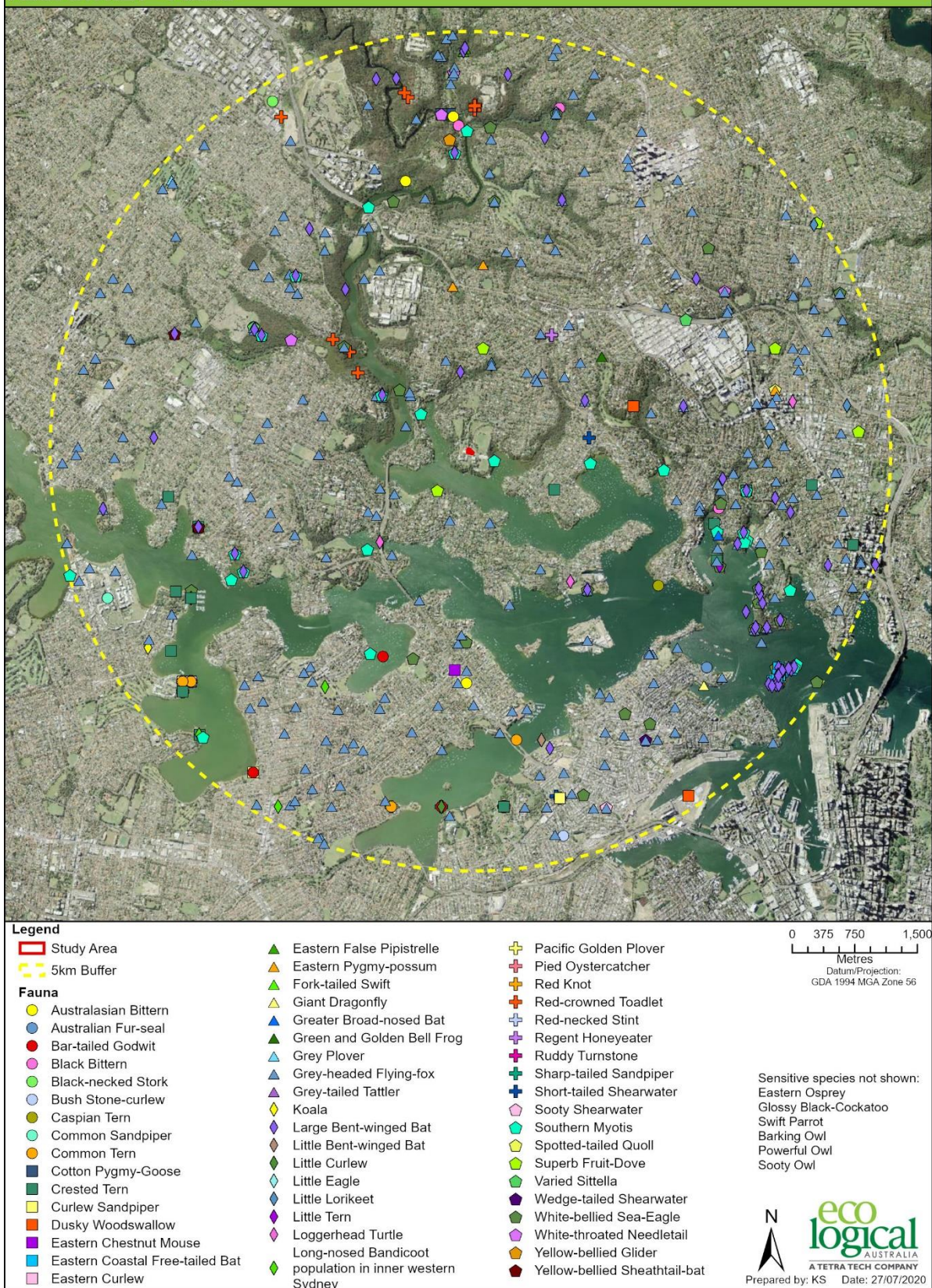


Figure 5: Threatened fauna recorded within 5 km from the study area (Atlas BioNet)

## References

TreeIQ (2020), Tree Assessment Schedule – Prepared on behalf of Saint Ignatius’ College Riverview Limited

Willowtree Planning (2020), Scoping Report – Amended. Saint Ignatius’ College Riverview – Stage 2 – Prepared on behalf of Saint Ignatius’ College Riverview Limited.