

17 August 2021

Bonnie Simeonov  
bonnie.simeonov@charterhall.com.au

Our ref: 20SYD - 15303

Dear Bonnie

**RE: Biodiversity Assessment for SSD 17161650 - Horsley Drive Business Park Stage 2 Building 2 & 3**

Eco Logical Australia (ELA) has been engaged by Charter Hall Pty Ltd (the Applicant) to undertake a Biodiversity Assessment in support of State Significant Development Application SSD 17161650. Under the Biodiversity Conservation Act 2016, SSD applications are to be accompanied by a Biodiversity Development Assessment Report unless a waiver is granted.

The attached assessment demonstrates that SSD 17161650 will not have a significant impact on biodiversity values and it is reasonable to seek a BDAR waiver. This letter and attachments should be submitted to DPIE as a request to issue a BDAR waiver.

Should you have any questions regarding this assessment, I can be contacted on 0405 910 839.

Regards,



David Bonjer  
Principal Consultant

**Table 1: Information Requirements**

Requirement	Description
<b>Admin</b>	<p>Proponent: Charter Hall</p> <p>GPO Box 2704</p> <p>Sydney, NSW 2000</p> <p>Contact: <a href="mailto:bonnie.simeonov@charterhall.com.au">bonnie.simeonov@charterhall.com.au</a></p> <p>Project ID: SSD 17161650</p> <p>Completed by: David Bonjer</p>
<b>Site Details</b>	<p>Site address: 130-156 Cowpasture Road, Wetherill Park. Lots 20, 21 and 22, DP 596354, Lot 2 DP 1212087. Council of the City of Fairfield.</p> <p>The proposed development site is located adjacent to Horsley Park's industrial area and is located approximately 1 km south of Prospect Reservoir.</p> <p>Location Map: Refer to Figure 1.</p>
<b>Proposed Development</b>	<p>SSD 17161650 is located on a site that was approved for development under SSD 7664 on 9 November 2017 which allowed the Proponent to:</p> <ul style="list-style-type: none"> <li>Establishment of up to 88,700m<sup>2</sup> of Gross Floor Area for general industrial, light industrial, warehouse and distribution and ancillary office land uses; and</li> <li>Conceptual development levels, footprints, building envelopes and car parking rates for Lots 1-3, road layout and site access and landscape designs.</li> </ul> <p>The conditions of consent for SSD 7664 required the proponent to retire 39 ecosystem credits to offset the removal of native vegetation. The proponent purchased and retired 30 credits and paid into the BCF for the remaining 9 credits (see attached certificates).</p> <p>This development application is the next phase of the development of the Horsley Drive Business Park – Stage 2 (the Site) and proposes to seek consent for the construction and operation of the following:</p> <ul style="list-style-type: none"> <li>Two light industrial warehouse buildings with ancillary office spaces and utilities buildings: <ul style="list-style-type: none"> <li>The western building accommodating a warehouse of approximately 14,803m<sup>2</sup> GFA and a single storey ancillary office building of 416m<sup>2</sup>; and</li> <li>The eastern building accommodating a warehouse of approximately 9,720m<sup>2</sup> GFA and a two storey ancillary office building of approximately 549m<sup>2</sup>.</li> </ul> </li> <li>Associated car parking spaces; Associated hardstand vehicle parking, loading and manoeuvring areas; Associated landscaping.</li> </ul>

**Table 2 Impacts of the proposed development on biodiversity values**

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.	N/A	As a result of the development under SSD-7764 (and modification), there will be no additional removal of trees or biodiversity associated with SSD 17161650.
b) Vegetation Abundance	The occurrence and abundance of vegetation at a particular site.	N/A	
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	
d) Threatened Species Movement	The degree to which a particular site contributes to the movement of threatened species to maintain their lifecycle;	N/A	
e) Flight Path Integrity	The degree to which the flight paths of protected animals over a particular site are free from interference.	N/A	
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	
<b>Biodiversity Conservation Act (Clause 1.5 (2))</b>			

Biodiversity Value	Meaning	Relevant	Discussion of values within subject site
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	
b) Habitat Suitability	The degree to which the habitat needs of threatened species are present at the particular site.	N/A	





Legend

- Development Site
- Extent of SSD 7664 - Mod 2
- Extent of SSD 7664
- Extent of SSD 17161650

0 25 50 100  
Metres

Datum/Projection:  
GDA 1994 MGA Zone 56

**nearmap**  
Image captured: 07/08/2021

**eco**  
**logical**  
AUSTRALIA  
A TETRA TECH COMPANY

Figure 1: Location Map

## Credit retirement report

**Effective date:** 03-June-2020

**Transaction number:** 202006-RT-538

**Credit owners' details**

**Credit owner ID:** 686

**Name of credit holder:** Bieson Pty Ltd

**Other owner(s):**

No other owners

**Reason for retirement:** to comply with a SSD or state significant infrastructure approval

Ecosystem credit(s) retired								
Number of credits	Credit profile ID	Agreement ID	Vegetation code	Vegetation type	CMA subregion	% surrounding vegetation	Patch size	Vegetation formation(see key)
7	2,539	274	HN529	HN529/Grey Box - Forest Red Gum grassy woodland on shale of the southern Cumberland Plain, Sydney Basin Bioregion	Cumberland - Hawkesbury/Nep ean	31-70%	>100 ha	GRW
23	1,872	156	HN529	HN529/Grey Box - Forest Red Gum grassy woodland on shale of the southern Cumberland Plain, Sydney Basin Bioregion	Cumberland - Hawkesbury/Nep ean	31-70%	>100 ha	GRW

**Key to vegetation formations**

<b>Code</b>	<b>Vegetation formation</b>
ALP	Alpine complex
ASA	Arid shrublands (Acacia)
ASC	Arid shrublands (Chenopod)
DSG	Dry sclerophyll forests (shrub/grass)
DSS	Dry sclerophyll forests (shrubby)
FRW	Forested wetlands
FWW	Freshwater wetlands
GLD	Grasslands
GRW	Grassy woodlands
HLD	Heathlands
MES	Miscellaneous ecosystems
RFT	Rainforests
SAW	Saline wetlands
SWG	Semi-arid woodlands (grassy)
SWS	Semi-arid woodlands (shrubby)
WSG	Wet sclerophyll forests (grassy)
WSS	Wet sclerophyll forests (shrubby)

The credit register provides further information about credit holdings and reports about credit trading activity. To view this information, please visit the public register website at [www.environment.nsw.gov.au/bimspr/index.htm](http://www.environment.nsw.gov.au/bimspr/index.htm)

For more information, please contact the BioBanking Scheme Manager - phone (02) 9995 6753; email [biobanking@environment.nsw.gov.au](mailto:biobanking@environment.nsw.gov.au)





## Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation

Pursuant to section 6.33 of the *Biodiversity Conservation Act 2016*, the NSW Biodiversity Conservation Trust confirms that the following payments have been made into the Biodiversity Conservation Fund under section 6.30(1) of the Act to satisfy an obligation to retire biodiversity credits.

Payment made by:		BIESON PTY LTD			
Date received:		28/5/2020			
NSW statutory obligation reference <sup>1</sup>		SSD7664			
Commonwealth EPBC Act controlled action reference (if applicable) <sup>2</sup>					
BCT Reference		BCF108			
Biodiversity credit retirement obligations satisfied by payment to the Biodiversity Conservation Fund:					
Biodiversity credit type (Credit ID and name)	Offset trading group	EPBC Act Controlled Action offset obligation (Y / N)	Number of credits	Cost per credit  (Exc. GST)	Total payment per credit type  (Exc. GST)
835- Forest Red Gum - Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney Basin Bioregion	River -Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions	no	9	\$16,487.13	\$148,384.16
Total (Exc. GST)					\$148,384.16
GST					\$14,838.42
Total (Inc. GST)					\$163,222.58

Paul Elton

**Chief Executive Officer**

**Date:** 1 June 2020

<sup>1</sup>This refers to either; a development application number for a development consent under Part 4 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*, a State significant infrastructure approval under the previous Part 5.1 (now Part 5, Division 5.2) of the EP&A Act, a decision of a determining authority to carry out or approve the carrying out of an activity under Part 5 of the EP&A Act, or a biobank statement number or biodiversity certification number.

<sup>2</sup> This refers to a controlled action under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* for which a biodiversity offset obligation has been met through payment into the BCF.