

22 April 2022

Our ref: 20950

ESR  
Level 29  
20 Bond Street  
Sydney NSW 2000

ATTN: Olivia Ridgewell

Dear Olivia,

**Re: Lot 1 Bringelly Road Warehouse Facility– Biodiversity Assessment Report (BDAR) Waiver**

Eco Logical Australia Pty Ltd (ELA) was engaged by ESR to provide an assessment of biodiversity impacts associated with a warehouse, office and carparking at Lot 1 Bringelly Road Business Hub (BRBH), Bringelly (Lot 1 DP 1266533) (herein referred to as ‘the development site’ or ‘Lot 1’).

As an SSD, Section 7.9 (2) of the *Biodiversity Conservation Act 2016* (BC Act) states the following:

*“Any such application is to be accompanied by a biodiversity development assessment report unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values.”*

This letter provides an assessment of the proposals impact on biodiversity values, within Lot 1 of BRBH, in accordance with the NSW Department of Planning & Environment’s 2018 *Biodiversity development assessment report waiver determinations for SSD and SSI applications fact sheet*.

The assessment includes a literature and database review to provide relevant information to assess the potential impacts to biodiversity values from the proposed development. This includes the review of Eco Logical Australia’s 2014 FFA (Appendix A) and *Biodiversity Offset Strategy Addendum to the Flora and Fauna Assessment for the Bringelly Road Business Hub State Significant Development (SSD 6324)* dated 1 June 2015 (Appendix B).

The assessment concluded that the proposed development, will not have a significant impact on biodiversity values. A request for a BDAR Waiver is supported.

No Matters of National Environmental Significance listed under the Commonwealth EPBC Act will be impacted by the development.

Regards,

A handwritten signature in blue ink, appearing to read 'Geraint Breese', with a long horizontal stroke extending to the right.

Geraint Breese  
Senior Environmental Consultant

# 1. Biodiversity Development Assessment Report 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	Information
Administration	<p><b>Proponent:</b> ESR (Bringelly) Pty Ltd</p> <p><b>Project ID:</b> SSD-37558583</p> <p><b>Completed by:</b> Courtney Blick – Environmental Consultant (Eco Logical Australia), Bachelor of Science (Ecology), Bachelor of Arts (Environmental Humanities)</p>
Site Details	<p><b>Street Address:</b> Bringelly Road Business Hub (BRBH) at Bringelly Road, Leppington NSW 2179</p> <p><b>Lot and DP:</b> Lot 1 DP 1266533</p> <p><b>Local Government Area (LGA):</b> City of Liverpool. The site is currently unzoned under the <i>Liverpool Local Environmental Plan 2008</i> (LLEP). Development may be carried out on unzoned land only with development consent, with consideration of compatibility with adjoining land uses. Adjacent land is zoned SP2 Infrastructure (Classified Road) and nearby is C2 Environmental Conservation.</p> <p><b>Existing Development Site:</b> The development site is approximately 1.3 ha comprising land that is a cleared exotic/pasture vegetation. Vegetation within the development site is limited to planted and exotic/weedy ground cover species, and one juvenile planted tree (observed in the aerial imagery, Figure 1). The development site is not mapped under the NSW Government Biodiversity Values Map (accessed 30 March 2022) (Figure 4).</p> <p><b>Map:</b> An aerial map is presented in Figure 1, and site plan in Figure 2.</p>
Proposed Development	<p>This letter refers to the development of Lot 1 within the BRBH development site. The development is for the provision of a warehouse and a two-level office building. The site will be serviced by 41 car parking spaces, with provision for truck access. In addition, the perimeter will be landscaped. This is presented in Figure 2.</p>

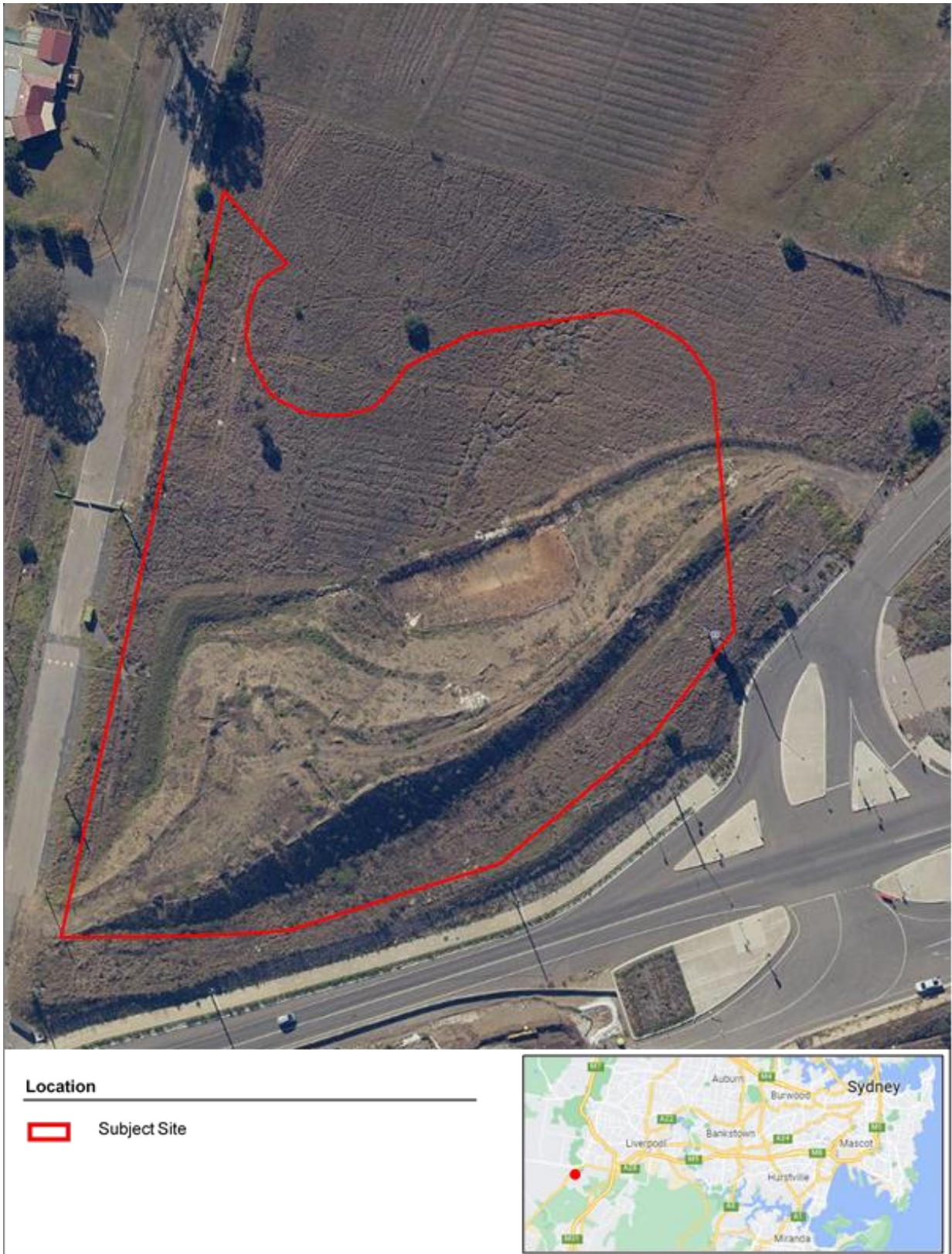
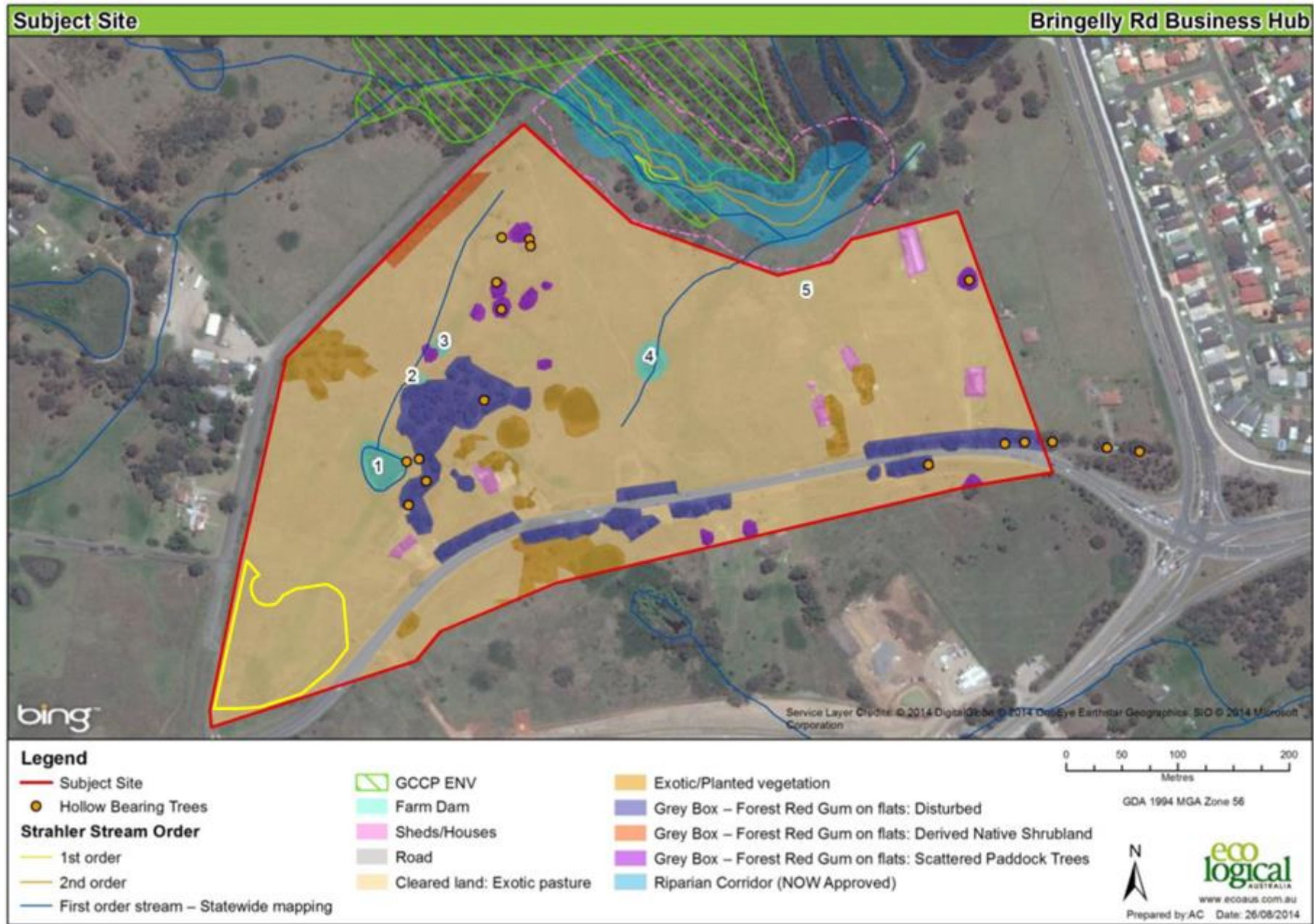


Figure 1 Location of the proposed development.





Figure 2 Site plan of proposed development (Lot 1, Bringelly Road Business Hub).



**Figure 3 Subject site overlayed on vegetation map from an ecological assessment (ELA, 2014) The development site (Lot 1) is indicated by the yellow boundary.**

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

Biodiversity Value	Meaning	Relevant?	Discussion of values within the site
<b><u>Biodiversity Conservation Regulation (Clause 1.4)</u></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	No threatened ecological communities have been previously mapped in the site. The site land use is mapped as Cleared Land: Exotic pasture (Figure 3) with no vegetation communities. No threatened flora species were observed across the whole BRBH site during the ELA survey in 2014. Furthermore, the site is not mapped as having high biodiversity value (Figure 4).
b) Vegetation Abundance	The occurrence and abundance of vegetation at a particular site.	N/A	The majority of the site is comprised of cleared land with a single isolated juvenile tree. Vegetation present within the development site was previously mapped as cleared land/exotic pasture (OEH, 2016; ELA, 2014) and is predominantly open space and exotic/weedy groundcover. As such it was not considered to be consistent with any remnant native vegetation communities and did not conform to any listed Plant Community Types (PCTs).
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	Vegetation within the development site was previously mapped as cleared land/exotic pasture (OEH, 2016; ELA, 2014) and is part of a highly fragmented, previously disturbed landscape. As such, the site does not provide a significant connectivity to facilitate movement of threatened species across their range.  Habitat is available outside of the development site in C2 Environmental Conservation to the south of the site, there is a significant roadway that partitions this lands from Lot 1.
d) Threatened Species Movement	The degree to which a particular site contributes to the movement of threatened species to maintain their lifecycle;	N/A	Vegetation within the development site is limited to planted native/exotic vegetation, mostly ground cover and shrubbery (Figure 5, Figure 6). Movement for less mobile threatened fauna, such as mammals (not including bats), across the site is highly unlikely due to roads, cleared open areas and a lack of connective vegetation. There are limited opportunities for movement across the site for more mobile threatened fauna including birds and bats due to only 1 juvenile tree being present. The limited extent vegetation within the site would not be relied upon by any native fauna and would most likely be used on an occasional basis and as part of a large foraging network.
e) Flight Path Integrity	The degree to which the flight paths of protected animals over a particular site are free from interference.	N/A	Protected animals are unlikely to utilise the planted juvenile tree along their flight path.



Biodiversity Value	Meaning	Relevant?	Discussion of values within the site
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	The site is highly disturbed. It does not contain water bodies or drainage structures that contribute to hydrological processes which sustain threatened species or ecological communities within or adjacent to the development site.
<b><u>Biodiversity Conservation Act (Clause 1.5 (2))</u></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	Due to previous and current land management practices, vegetation and soils within the site have been highly modified or disturbed and mainly exists as cleared land. Vegetation within the development site consists of planted exotic vegetation, exotic and/or weedy groundcover and no stratified canopy present within the lot. Vegetation present within the site does not conform to any listed Plant Community Type. As such, the development would not compromise the vegetation integrity of the site.
b) Habitat Suitability	The degree to which the habitat needs of threatened species are present at the particular site.	N/A	Soils within the site have been highly modified, such that any native soil seedbank that would have existed has since been replaced with fill and provides no habitat for any threatened flora species or native flora seed. There is very limited potential habitat occurring within the development site in as only one juvenile tree is within the site. This has limited potential to provide a place for highly mobile threatened fauna species to shelter and forage.



Figure 4 Biodiversity Values (DPIE) in relation to the subject site.





**Figure 5 Cleared area within subject site, looking west from Skyline Crescent, Google Street View (2020).**



**Figure 6— Exotic and cleared vegetation, looking north from Bringelly Road, Google Street View (2021).**