

Chris Koukoutaris
Senior Development Manager
Frasers Property Australia
Level 2, 1C Homebush Bay Drive
Rhodes, NSW, 2138

Ref: 17NEW-7211

16 October 2018

Dear Chris,

Ivanhoe Estate Redevelopment (SSD 8903) - Stage 1 Biodiversity Assessment

This letter describes the approach of using the *Ivanhoe Estate Re-development SSD 17_8707 - Biodiversity Assessment Report and Offset Strategy* for the assessment of biodiversity impacts associated with *Ivanhoe Estate Stage 1 (SSD 8903)*. This approach was discussed with Dana Alderson of the NSW Office of Environment & Heritage on the 19 January 2018. OEHL agreed in principle that a separate report would not be necessary provided the impacts of Stage 1 were adequately described in former report.

The Ivanhoe Estate is a site owned by the NSW Land and Housing Corporation (LAHC). The site is proposed to be redeveloped from 2018 by the Aspire Consortium comprising development partners Frasers Property Australia. Eco Logical Australia is engaged by Frasers to undertake the biodiversity assessment.

The project is located within Macquarie Park and is identified under Schedule 2 within the State Environmental Planning Policy (State and Regional Development) 2011 on the State Significant Development Sites Map. The proposed redevelopment will be carried out on behalf of LAHC and has a capital investment of more than \$20 million. As such the project will be assessed as a state significant development (SSD) under *NSW Environmental Planning and Assessment Act 1979* (EP&A Act). The Secretaries Environmental Assessment Requirements (SEARs) for the Masterplan Environmental Impact Statement (EIS) for the project were issued on the 25 September 2017, and the subsequent Stage 1 SEARs were issued on 17 December 2017.

Within the Stage 1 SEARs, the proponent is required to include:

“12. Flora and Fauna Assessment

Provide a detailed assessment of all vegetation clearing on the site including the removal of trees, and any impact on threatened species populations, endangered ecological communities or their habitat and potential for offset requirements.

In accordance with the transitional provisions of the Biodiversity Conservation (Savings and Transitional) Regulation 2017, biodiversity impacts are to be assessed and documented in accordance with the NSW

Biodiversity Offsets Policy for Major Projects (2014) and the Framework for Biodiversity Assessment, by a person accredited in accordance with section 142B(1)(c) of the Threatened Species Conservation Act 1995.”

A biodiversity assessment under the FBA has previously been prepared for the entire Masterplan estate. The Masterplan biodiversity assessment breaks down the impacts and offset requirements by each Stage. Rather than prepare a separate FBA report for Stage 1, this letter provides a covering letter that summarises the impacts of Stage 1 and refers to the latest Masterplan FBA report for detail.

The staging plan for the masterplan has changed since the initial submission of the masterplan in April 2018. The updated staging plan is contained within **Figure 1** of this letter. This revised staging plan seeks to avoid impacts to Threatened Ecological Communities and in accordance with the BioBanking Credit Calculator, will not require the retiring of any biodiversity credits.

For details relating to the calculation of credits and staging of biodiversity offsets, please refer to ‘Eco Logical Australia September 2018. *Ivanhoe Estate Re-development SSD 17_8707 - Biodiversity Assessment Report and Offset Strategy*. Prepared for Frasers Property Australia – Rhodes’

Yours sincerely,



Alex Pursche

Senior Ecologist

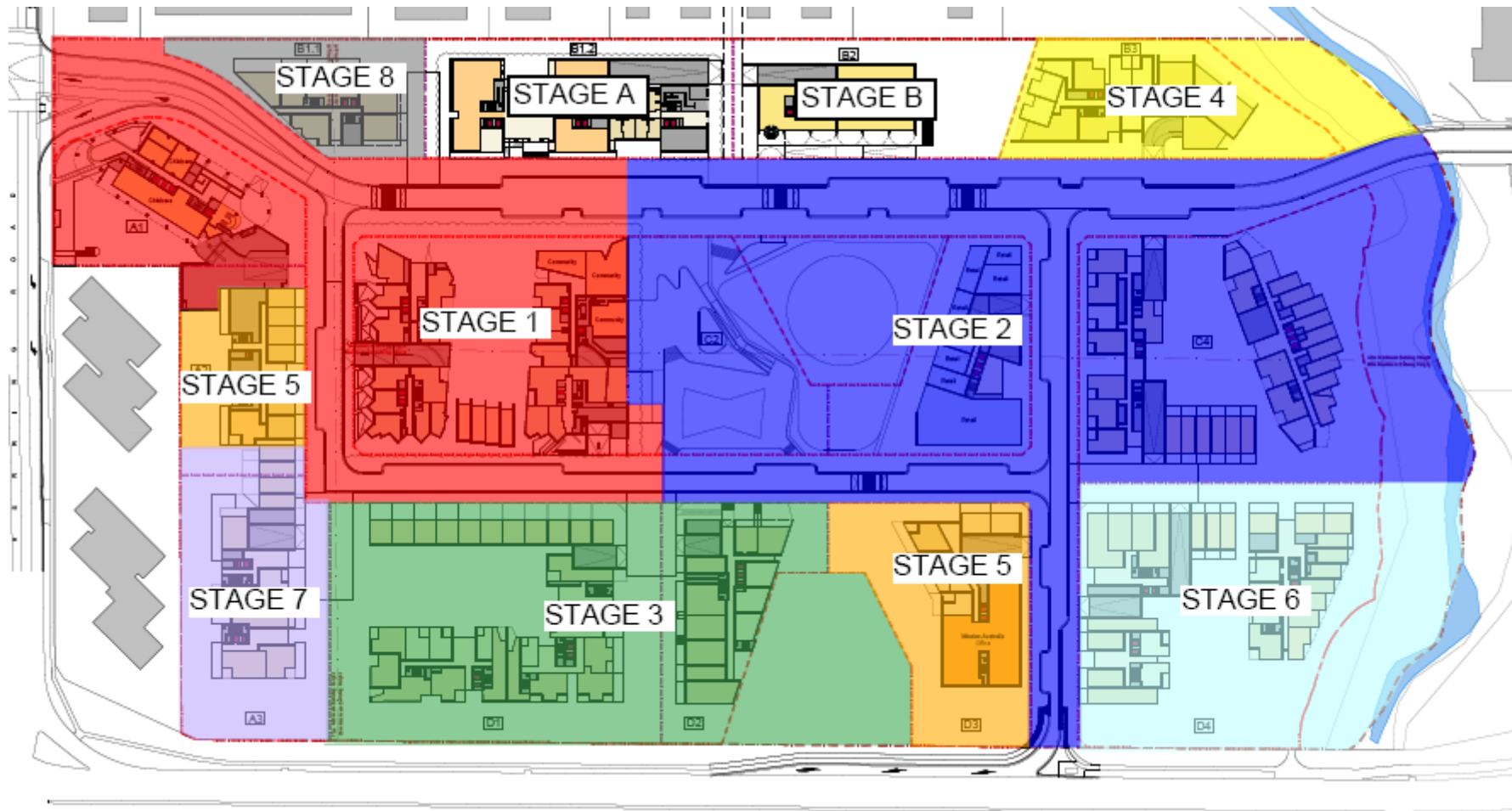


Figure 1 Updated staging plan