

20 May 2021

Our ref: 20SYD - 17720

Frasers Property Australia  
Level 2, 1C Homebush Bay Drive,  
Rhodes NSW 2138

Attention: Liz Yao

Dear Liz,

**RE: Biodiversity Development Assessment Report Waiver**

Eco Logical Australia Pty Ltd (ELA) was engaged by Frasers Property Australia (FPA) to respond to the SEARs item:

*13. Biodiversity*

*The EIS must assess any biodiversity impacts associated with the proposal in accordance with the Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method 2020, including the preparation of a Biodiversity Development Assessment Report, unless a waiver is granted and all applicable offset certifications and obligations are undertaken.*

The letter recommends seeking a waiver due to the previous assessment, approval and offsetting of biodiversity values under Concept Development SSD 8707 and Stage1 Development SSD 8903.

Table 1 provides the basic site information required under the NSW Department of Planning, Industry and Environment's Guidelines 'How to apply for a biodiversity development assessment report waiver'. The information usually supplied in Table 2 of those guidelines is not necessary for this application as the biodiversity assessment and offset obligations have been fully met and no further assessment is required.

Regards,

David Bonjer  
Principal Consultant

**Table 1: BDAR waiver request information requirements**

| Requirement          | Information  |
|----------------------|--|
| Administration       | <p>Proponent: NSW Land and Housing Corporation</p> <p>Project ID: SSD 15822622</p> <p>Progress: SEARs issued 06/04/2021</p> <p>Completed by: David Bonjer</p>  |
| Site Details         | <p>Street address: Ivanhoe Place, Wilcannia Way, Nyngan Way, Narromine Way and Cobar Way (lot 100 DP 1262209) and part of 2-4 Lyonpark Road (lot 1 DP 859537) and portions of Shrimptons Creek adjacent to lot 1 DP859537 to the centre line, Macquarie Park.</p> <p>Local government area (LGA): City of Ryde.</p> <p>A location map is presented in <b>Error! Reference source not found..</b></p>   |
| Proposed Development | <p>The Ivanhoe Estate Redevelopment has a Concept approval (SSD-8707). The EIS for the concept assessed all biodiversity impacts associated with the site development. Figure 1 below shows the development footprint assessed. The biodiversity impacts and offsets are described in the Ivanhoe Estate Biodiversity Assessment Report and Offset Strategy (ELA 2018). Whilst that document identified the number of credits required to be retired (16), the Concept approval did not have a condition to retire credits.</p> <p>Initial works were then approved under Ivanhoe Estate Stage 1 (SSD 8903). Condition B89 of the consent required the retirement of 16 BioBanking credits (14 x PCT1841 and 2 x PCT 1281) prior to the commencement of any vegetation clearing.</p> <p>LAHC sought to retire the credits via the Biodiversity Conservation Trust and obtained a Statement of Equivalency to determine the number of biodiversity credits that would be equivalent to the 16 BioBanking credits required by the consent condition. A total of 14 credits were required (10 credits x PCT 1841 and 2 x PCT 1281) were required to be retired for the entire development. LAHC made payment to the BCT and obtained a Statement confirming payment into the BCT for an offset obligation (BCT reference number BCF122). See attached.</p> <p>This stage sits within the area assessed and approved under the above and therefore all biodiversity assessment and offset obligations have been met.</p> |









## 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:   |  | NSW Land and Housing Corporation                                    |                         |                                      |  |
| Date received:   |  | 7/08/2020   |                         |                                      |  |
| NSW statutory obligation reference <sup>1</sup>  |  | SSD 8903  |                         |                                      |  |
| Commonwealth EPBC Act controlled action reference (if applicable) <sup>2</sup>                         |  |   |                         |                                      |  |
| BCT Reference  |  | BCF122  |                         |                                      |  |
| Biodiversity credit retirement obligations satisfied by payment to the Biodiversity Conservation Fund: |  |   |                         |                                      |  |
| Biodiversity credit type<br>(Credit ID and name)   | Offset trading group   | EPBC Act<br>Controlled<br>Action<br>offset<br>obligation<br>(Y / N) | Number<br>of<br>credits | Cost per<br>credit<br><br>(Exc. GST) | Total<br>payment<br>per credit<br>type<br><br>(Exc. GST) |
| 1841- North Coast Wet Sclerophyll Forests  | North Coast Wet Sclerophyll Forests greater than or equal to 50% and less than 70% cleared | No  | 10                      | \$15,957.53                          | \$159,575.27   |
| 1281-Sydney Turpentine-Ironbark Forest in the Sydney Basin Bioregion                                   | Sydney Turpentine Ironbark Forest Critically Endangered Ecological Community               | No  | 2                       | 7,787.85                             | \$15,575.69  |
| Total (Exc. GST)   |  |   |                         |                                      | \$175,150.96   |
| GST  |  |   |                         |                                      | \$17,515.10  |
| Total (Inc. GST)   |  |   |                         |                                      | \$192,666.06   |

Paul Elton

Chief Executive Officer

Date: 11 August 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.