

AEP Ref: 1910.01, 1910.02, 1910.06

Date: 27 May 2021

Stevens Group

Attention: Ben Johnson

Via Email: benjohnson@stevensgroup.com.au

Dear Ben,

**Re: BIODIVERSITY DEVELOPMENT ASSESSMENT REPORT (BDAR) FOR THE SERVICES ALIGNMENT AND SUBDIVISION & BIODIVERSITY STEWARDSHIP SITE ASSESSMENT REPORT (BSSAR)
414 OLD MAITLAND ROAD, MARDI**

Anderson Environment & Planning (AEP) was commissioned by The Stevens Group Pty Ltd to finalise and undertake Ecological Assessments associated with the proposed residential subdivision. As part of the Ecological Assessments, AEP have produced:

- Biodiversity Development Assessment Report (BDAR) for the proposed residential subdivision;
- Biodiversity Development Assessment Report (BDAR) for the associated Services Alignment for the residential subdivision;
- Arborist Assessment Report (AAR) for the associated Services Alignment for the residential subdivision;
- Biodiversity Stewardship Site Assessment Report (BSSAR) for the residual lands proposed to be retained and utilised to offset the impacts associated with the proposed residential subdivision; and
- Bushfire Threat Assessment (BTA) for the Residential Subdivision.

The work carried out to produce the BDAR and BSSAR for the proposed residential subdivision and Stewardship Site utilised works and reports of previous consultants Ecotone Ecological Consultants, Biosis and Travers Bushfire and Ecology that undertook ecological assessments in the associated Study Area.

To date surveys have been carried out within the lands by Ecotone Ecological Consultants from September 1998 to January 1999, Biosis undertook supplementary surveys within the area in April 2014 and Travers undertook a Bushfire and Ecological assessment for the BDAR of the Mardi Residential Subdivision and Stewardship Site surveys between 2018 - 2020. Therefore, these reports (excluding the BDAR for the Services Alignment, AAR and

BTA) contain or have utilised data and survey information from all parties that have undertaken surveys within the Study Area for the BDAR.

The BDARs and BSSAR have been prepared to meet the requirements of the Biodiversity Assessment Method 2020 (BAM) established under Section 6.7 of the NSW Biodiversity Conservation Act 2016 (BC Act). This assessment utilises methods detailed within the BAM Order 2020 to identify biodiversity values inherent within the site, including known and potentially occurring threatened species and ecological communities, and quantifies impacts of the proposal upon these values. The BTA has been prepared in line with the Planning for Bushfire Protection 2019 – NSW Rural Fire Services Guide, and complies with all relevant bushfire requirements.

THE PROPOSAL

Subdivision

Transnational Pastoral Pty Ltd, undertook a rezoning of Lot 1 in DP 120512, Lot A in DP 396415, Lot 1 in DP 554423, Lot 101 in DP 604655, Lot 1 in DP 229970, Lot 1 in DP 229971, Lot 41 in DP 123953 and Lot 36 in DP755249 in order to be able to develop the lands into a residential subdivision. As part of the rezoning, a Voluntary Planning Agreement (VPA) between Central Coast Council and Transnational Pastoral Pty Ltd was executed. A key obligation within the VPA was that Transnational Pastoral Pty Ltd, agreed to securing 120ha of land to offset the impacts that would be associated with the rezoning of the land and subsequent residential subdivision.

Transnational Pty Ltd, secured 142ha of residual land adjoining the proposed residential subdivision area to form the Stewardship Site as part of the commitment within the VPA. The Stewardship Site lands have been identified to provide a substantial portion of Like for Like habitat required to offset the impacts of the residential subdivision. Additionally, the Avoid and Minimise measures proposed for the residential subdivision that includes; retention of lands, rehabilitation of riparian corridors, within the residential subdivision, and native landscape planting within the proposed residential subdivision footprint addresses the Avoid and Minimise requirements of the Biodiversity Assessment. Further to this, the proposed Avoid and Minimise measures will contribute to the broader conservation of remnant native vegetation within the Central Coast region whilst assisting with the economic growth and development of the region.

The residential subdivision proposal involves a number of stages that will ultimately result in the creation of 246 residential allotments under two Community Title schemes.

The initial step in the process is the consolidation of eight (8) existing allotments into two Torrens Title lots, one containing all of the land zoned R5 Large Lot Residential and E3 Environmental Management and the remainder being all of the land zoned E2 Environmental Conservation. The E2 zoned land is to be the subject of a Biodiversity Stewardship Agreement under the BC Act.

The R5 and E3 zoned land will be the subject of further subdivision with all of the E3 zoned land to be contained within Community Association Property as Lot 1 of a Community

Scheme and six (6) development lots containing all of the residential land. Five (5) of the residential development lots will be stages in the first Community Scheme whilst Lot 6 will be the subject of a subsequent Neighbourhood Scheme with its own Neighbourhood Association Property.

The eight (8) lots that are the subject of the application are:

- Lot 1 in DP 120512
- Lot A in DP 396415
- Lot 1 in DP 554423
- Lot 101 in DP 604655
- Lot 1 in DP 229970
- Lot 1 in DP 229971
- Lot 41 in DP 123953 and
- Lot 36 in DP755249

See Site Location Plan attached at **Appendix 1** and Proposed Subdivision Plan at **Appendix 2**.

Services Alignment

The Services Alignment is proposed to occur within the road reserve of the following roads: Collies Lane, Mardi Road, McPherson Road, Old Maitland Road, and in Mardi and Gavenlock Roads in Tuggerah. The proposed alignment is located within the Central Coast Council LGA and is zoned E2 – Environmental Conservation, E3 – Environmental Management, and RE2 – Private Recreation. An Arborist Assessment was undertaken within the services alignment to assist with location of the services and reduce impact on native vegetation.

Stewardship Site

The Stevens Group to undertake a Biodiversity Stewardship Site Assessment Report (BSSAR - 00012633/BAAS17085/19/00014546) over land within Lot 1 DP 120512, Lot 1 DP554423, Lot 1 DP 229970, Lot 101 DP 604655, Lot 41 DP 123953 and Lot 36 DP 755249, at 414 Old Maitland Road, Mardi NSW.

The proposed Biodiversity Stewardship Agreement will capture a diversity of ecosystem types, flora and fauna species, habitat niches and landscapes, to benefit from long term conservation and management. The following communities and species have been recorded within the Study Area, which will generate Credits under the Biodiversity Offset Scheme (BOS);

- Six (6) plant communities types are captured within the Stewardship Site generating credits: PCT 684 - *Blackbutt - Narrow-leaved White Mahogany shrubby tall open forest*,

northern Sydney Basin Bioregion (Shrubby sub-formation), PCT 1568 - Blackbutt - Turpentine - Sydney Blue Gum mesic tall open forest on ranges of the Central Coast (Shrubby sub-formation), PCT 1568 - Blackbutt - Turpentine - Sydney Blue Gum mesic tall open forest on ranges of the Central Coast (Shrubby sub-formation), PCT 1718 - Swamp Mahogany - Flax-leaved Paperbark swamp forest on coastal lowlands of the Central Coast (Coastal Swamp Forests), PCT 1720 Cabbage Gum - Forest Red Gum - Flax-leaved Paperbark Floodplain Forest of the Central Coast (Coastal Floodplains Forest) and PCT 1723 - Melaleuca biconvexa - Swamp Mahogany - Cabbage Palm swamp forest of the Central (Coastal Swamp Forests).

- Three (3) the above communities are associated with threatened ecological communities (TECs): PCT 1718 and PCT 1723 *Swamp Sclerophyll Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregion*, PCT 1590 - *Lower Hunter Spotted Gum Ironbark Forest in the Sydney Basin and NSW North Coast Bioregions* and PCT 1720 *River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions*;
- Three (3) flora species: *Rhodamnia rubescens* (Scrub Turpentine), *Syzygium paniculatum* (Magenta Lilly Pilly), and *Melaleuca biconvexa* (Biconvex Paperbark); and
- Four (4) fauna species Glossy Black-Cockatoo (*Calyptorhynchus lathami*), *Chalinolobus dwyeri* (Large-eared Pied Bat), *Myotis Macropus* (Southern Myotis), and *Litoria brevipalmata* (Green-thighed Frog).

Active management across the Stewardship Site will improve vegetation integrity and threatened species habitat values within the Central Coast LGA.

Should you require any further details or clarification, please contact the writer Natalie Black (0431 249 360) or Craig Anderson (Director 0418 681 581).

Regards,
ANDERSON ENVIRONMENT & PLANNING



Natalie Black
Senior Environmental Manager
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