



Annual Compliance Report 2022-2023
Residential and Recreational Development on Raby
Road, Gledswood Hills NSW (EPBC 2013/6979)

Prepared for SH Camden Lakeside Pty Ltd

DOCUMENT TRACKING

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ACKNOWLEDGEMENTS

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1. Introduction

1.1 Project background

El Caballo Blanco, Gledswood, Lakeside (ECBGL; the site) is an urban and recreational development within the south-western Sydney region of NSW. The site (incorporating both development and conservation areas) has an area of approximately 144.6 ha.

The project was originally approved by the then Department of the Environment and Energy (DotEE), now the Department of Climate Change, Energy, Environment and Water (DCCEEW), on 13 July 2016 with conditions and subsequently amended on 25 May 2017, 3 April 2018 and 30 November 2020.

The development comprises residential precincts set within a remodelled Camden Lakeside golf course and residential precincts set within a new 9 hole golf course, public parks and areas set aside for riparian and woodland conservation. The majority of the development areas are cleared of vegetation, having been previously used for golf course, tourist attractions, rural and cattle grazing purposes, with some stands of the EPBC listed critically endangered ecological community Cumberland Plain Woodland and Shale Gravel Transition Forest (herein referred to as CPW) remaining.

Eco Logical Australia has prepared this Compliance Report on behalf of the Approval Holder, SH Camden Lakeside Pty Limited, to assess compliance with the conditions for the period **1 July 2022 – 30 June 2023** as set out in the approved action 'Construction of a residential and recreational development on Raby Road, Gledswood Hills, NSW (*Environment Protection and Biodiversity Conservation Act 1999* (EPBC) 2013/6979) approval signed 13 July 2016 (the Approval) and variation of conditions attached to approval (dated 30 November 2020).

1.2 Project status

1.2.1 Condition 3 Credit retirement

All 243 biobanking credits were secured and retired in June 2018 under the then NSW BioBanking scheme (Appendix A and Appendix B).

1.2.2 Commencement of works

The project commenced with Stage 0 – Golf Course on the 14th July 2016 (Figure 1). Works in Stage 1, 2 and 4 are in progress (Table 1).

Table 1: Staging and offsets at ECBGL

Stage	Impact (ha)	Noorumba offset liability (ha)	Alternative BioBanking site offset liability (credits)	Status at 1 July 2023
Golf Course	0.0	0.0	0	Complete/Ongoing
1	2.1	4.92	49	Civil Subdivision works complete, revegetation complete, ongoing vegetation maintenance
2	4.4	10.22	102	Civil Subdivision works complete
3	1.3	3.13	32	Bulk earthworks complete on 50% of site, Civil Subdivision

Stage	Impact (ha)	Noorumba offset liability (ha)	Alternative BioBanking site offset liability (credits)	Status at 1 July 2023
				works ongoing, sewer works completed for 50% of the site
4	1.2	2.82	28	Civil Subdivision works 95% complete, 2 internal superlots to be completed in CY23
5	1.4	3.16	32	No works have commenced
Total	10.1	24.3	243	-

1.2.3 Implementation of on-site works

The following works have also continued within the on-site conservation area:

- exclusion of livestock
- installation of fencing
- primary weed control
- maintenance weed control
- grassland weed control
- follow up weed control
- reintroduction of woody debris
- hand direct seeding
- hand planting to supplement natural regeneration of native grasses
- spreading recovered topsoil
- brush matting.

These undertakings are guided by the site-specific vegetation management plan under a Voluntary Planning Agreement with Council.

1.3 Variations

In 2019, SH Camden Lakeside submitted Development Applications (DAs) to Camden Council for the residential development of EPBC Stages 3, 4 and 5 (SH Camden Lakeside Stages 42, 43, 44, 45 & 46), and a minor reconfiguration of the Lakeside Golf Course. Due to changes to NSW Planning requirements in relation to Planning for Bushfire Protection (residential developments are now required to comply with PBP 2018 instead of PBP 2006) and the DAs have thus had to increase the Bushfire Asset Protection Zones from 10 m (as calculated in ELA's original 2016 assessment) to 14 m. These changes, as well as minor changes to the 'batters' required to construct the connecting roads and building platforms, will result in impacts to an additional 0.276 ha of EPBC condition CPW, which includes 0.086 ha of CPW required to be retained as per Annexure B of the 3 April 2018 variation.

Accordingly, in September 2019, SH Camden Lakeside submitted a request for a minor variation to the EPBC Act Approval (EPBC 2013/6979) under Part 9 section 143, for these additional impacts. To compensate for these minor additional impacts, SH Camden Lakeside will be implementing a new Vegetation Management Plan along Riley's Creek to enhance and restore 1.99 ha of CPW to EPBC Act condition and retire an additional seven (7) CPW biobanking credits (Appendix C). The variation was approved in November 2020 (Appendix D). This approval resulted in variations to Conditions 3 and 3A,

as presented in Section 2 and required the retirement of 7 additional CPW BioBanking Credits by 7 March 2021.

1.4 Reason for this report

This report has been prepared in compliance with condition 8 of the ECBGL EPBC Approval which states:

Within three months of every 12 month anniversary of the commencement of action, the person taking the action must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of any management plans as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to the Department at the same time as the compliance report is published.

This compliance report is for the period **1 July 2022 – 30 June 2023**.

Eco Logical Australia has prepared this compliance report on behalf of SH Camden Lakeside Pty Ltd, examining compliance of the conditions set out by DoTEE in 2018. As the works commenced July 2016, the annual reporting is accordingly due October 2023 (i.e., within 3 months of the 12-month anniversary). The following sub-sections discuss the conditions which required detail or where variations were sought and approved by DoTEE. Section 2 illustrates the compliance relative to each condition.

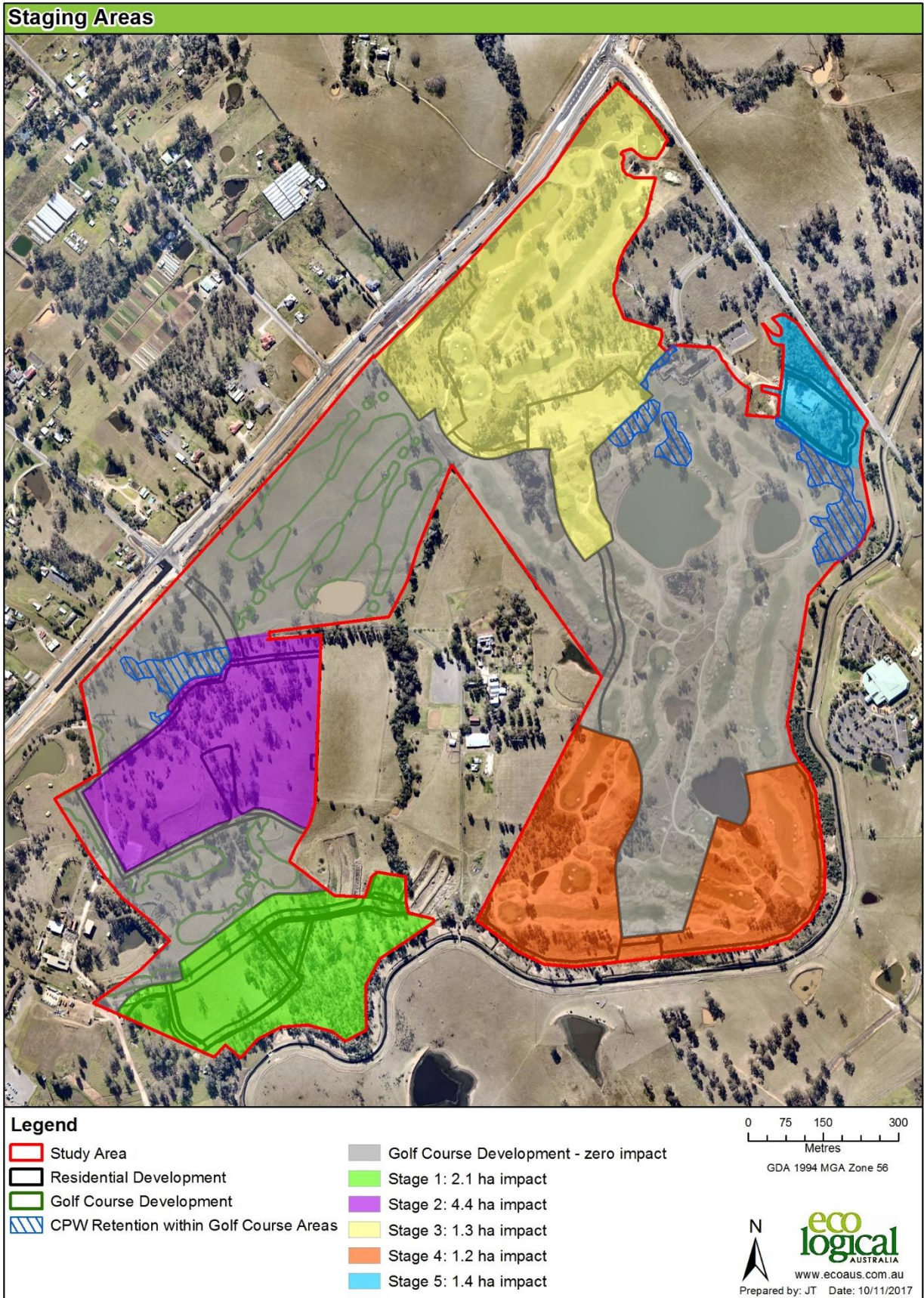


Figure 1: Staging map

2. Compliance reporting

A summary of the approved condition and their respective compliance status, outcomes achieved and whether further action is required is presented in Table 2. Additional information for some of the conditions of approval are presented in Section 3.

Table 2: Compliance with conditions of approval

Number	Condition	Compliance	Date due	Details
1	The approval holder must not impact on the Onsite Conservation Area specified in Annexure A except in accordance with plan described in condition 2.	Yes	Ongoing	All works on site undertaken as per approval
2	Prior to commencement of construction the approval holder must develop a plan for the management of the onsite conservation area specified in Annexure A, to be adopted under the Local Government Act 1993 NSW, to prevent direct and indirect impacts to vegetation.	Yes	Project duration	Management plans consist of site-specific Vegetation Management Plans approved by Council
3	<i>(Varied on 30 November 2020)</i> To compensate for the loss of 10.7 hectares (ha) of Cumberland Plain Woodland, the approval holder must retire 250 Biobanking credits by 28 February 2021. The credits must be for vegetation meeting the EPBC Act listing for Cumberland Plain Woodland. The approval holder must provide the Department with the signed BioBanking credit retirement report by 7 March 2021.	Yes	Complete	50 credits retired on 30 June 2017 (Appendix A). 193 credits retired on 21 June 2018 (Appendix B). The additional 7 credits required by the variation to this condition were retired on 26 May 2021 (Appendix E), with credit retirement reports provided to the Department on the same day. Email correspondence between Robert Humphries and Michaela Ballard on 2 June 2021 stated: <i>"The Department has reviewed the notification and determined that a breach of condition 3 has been substantiated. However, given the nature of the contravention and the circumstances surrounding the breach of conditions, the Department has decided to take no further compliance action regarding this matter."</i>
3A	<i>(Varied on 30 November 2020)</i> The approval holder must not clear more than 10.7 hectares (ha) of Cumberland Plain Woodland.	Yes	Ongoing	All works on site undertaken as per approval. Some additional minor works relating to sewer diversion and stormwater pipes were undertaken

Number	Condition	Compliance	Date due	Details
				outside of the development footprint. These additional works did not impact on any CPW or any vegetation required to be retained.
4	The approval holder must ensure that a population of at least 100 <i>Pimelea spicata</i> (Spiked Rice-flower) remains intact on the site of the action at all times.	Yes	At all times	Records from 2023 monitoring survey provided in Section 3 indicating population of approximately 276 individuals which is an increase from the 2022 count. More than 100 remain.
5	Prior to commencement of construction, the approval holder must provide to the Minister a construction environmental management plan, approved by Camden Council, describing measures to be taken to protect retained vegetation.	Yes	Provided 28 June 2016	Sent to the then DoTEE 28 June 2016
6	Within 10 business days after the commencement of the action, the approval holder must advise the Department in writing of the actual date of commencement.	Yes	10 business days after commencement	Commenced with Stage 0 (Golf Course) the then DoTEE Advised August 2016
7	The approval holder must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the management plans and reports required by this approval, and make them available upon request to the Department. Such records may be subject to audit by the Department or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the Department's website. The results of audits may also be publicised through the general media.	Yes	Ongoing	Ongoing records kept as per standard site record keeping. Works have been carried out in line with: <ul style="list-style-type: none"> Camden Council Development Consents General Terms of Approval Environmental Management Plans Construction Management Plans
8	Within three months of every 12 month anniversary of the commencement of the action, the person taking the action must publish a report on their website addressing compliance with the conditions of this approval, including implementation of any management plans as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to the Department at the same time as the compliance report is published.	No	October 2023	2022-2023 compliance report is the subject of this report. Previous reports available online at https://www.sekisuihouse.com.au/gledswood-hills/news/

Number	Condition	Compliance	Date due	Details
9	Non-compliance with any of the conditions of this approval must be reported to the Department within 48 hours of the approval holder becoming aware of the non-compliance.	N/A	Ongoing	There were no non-compliances in this reporting year.
10	Upon the direction of the Minister, the approval holder must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the Minister. The independent auditor must be approved by the Minister prior to the commencement of the audit. Audit criteria must be agreed to by the Minister and the audit report must address the criteria to the satisfaction of the Minister.	Yes	Ongoing	No ministerial requests made for independent audit of compliance
11	Unless otherwise agreed to in writing by the Minister, the approval holder must publish all management plans and reports referred to in these conditions of approval on their website. Each management plan and report must be published on the website within 1 month of being approved by the Minister.	Yes	Ongoing	Available online at https://www.sekisuihouse.com.au/gledswood-hills/news/

3. Additional information

3.1 *Pimelea spicata* survey

Condition 4 of the approval states:

The approval holder must ensure that a population of at least 100 Pimelea spicata (Spiked Rice-flower) remains intact on the site of the action at all times.

Targeted counts were conducted on 11 August 2023 by ELA ecologists Elliott Poulter and Claudia Santori to ensure that the population of *Pimelea spicata* remains intact and was in a healthy condition. The survey traversed the area known to contain the population (Figure 2). Groundcover within the patch was notably dry and no individuals were observed in flower during the survey (Figure 3). The survey only identified individuals that were not in flower (Figure 4). Approximately 276 individuals were counted. Previous counts are presented in Table 3.

Table 3: *Pimelea spicata* counts

Compliance period	Survey date	Surveyors	Count
2016/2017	25 November 2016	Andrew Norvill	164
2017/2018	24 August 2018	Alex Gorey	134
2018/2019	17 June 2019	Alex Gorey Andrew Norvill	190
2019/2020	8 July 2020	Alex Gorey Carolina Mora	258
2020/2021	22 June 2021	Alex Gorey Carolina Mora	228
2021/2022	28 October 2022	Alex Gorey	Approximately 300
2022/2023	11 August 2023	Elliott Poulter Claudia Santori	Approximately 276

Groundcover within the patch was dominated by *Themeda triandra* (Kangaroo Grass), *Microlaena stipoides* var. *stipoides* (Weeping Grass), *Glycine tabacina* and *Dichondra repens* (Kidney Weed).

Since the previous reporting year, there has been a significant increase in the cover of weedy groundcover species, including *Ehrharta erecta* (Panic Veldt Grass), *Lolium perenne* (Perennial Ryegrass), *Plantago lanceolata* (Lamb's Tongues), *Eragrostis curvula* (African Lovegrass), *Bidens pilosa* var. *pilosa* (Cobblers Pegs) and *Senecio madagascariensis* (Fireweed). There were also increased occurrences of *Olea europaea* ssp. *cuspidata* (African Olive) in the midstory and seedlings observed in the ground layer.

An increase in exotic grass and forb species is evident year by year, with the 2022 – 2023 period continuing this trend. If the weeds are not treated, it is likely that they will dominate the groundcover and start to crowd out the *Pimelea spicata*. The client has been advised that weed removal should be undertaken within this area, and they are currently in the process of obtaining a quote for the works.

As recommended in a previous compliance report, fencing and signage was erected around the *Pimelea spicata* population on 20 August 2020 to minimise any direct or indirect impacts from golf course operations (Figure 5). The location of the fence reflects the known extent of the population to be protected, rather than the area of CPW that needs to be retained. The entire patch of CPW, including areas outside of the *Pimelea spicata* fencing, will be retained (Figure 5). As of 11 August 2023, the fencing and signage remained in place.

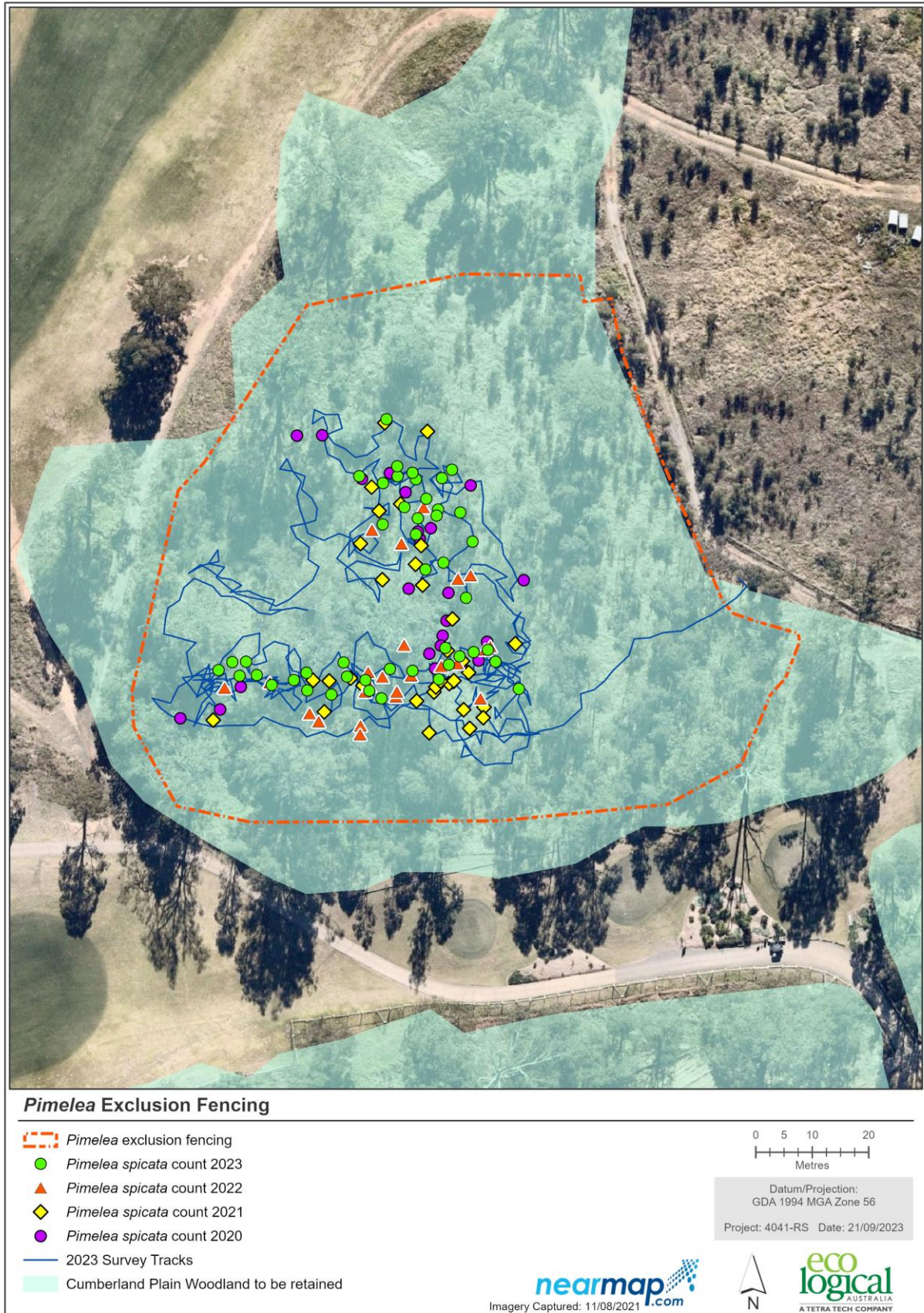


Figure 2: Exclusion fencing for the protection of *Pimelea spicata*. Records and track from 2023



Figure 3. Notably dry conditions in August 2023



Figure 4: *Pimelea spicata* identified in the study area in August 2023, not in flower



Figure 5: Exclusion fencing and signage surrounding *Pimelea spicata* population within larger patch of Cumberland Plain Woodland to be retained

4. Conclusion

On behalf of SH Camden Lakeside Pty Limited, ELA has prepared this Compliance Report to fulfil condition 8, and in doing so, all conditions of the Approval (EPBC 2013/6979). Since the commencement of the action there have been no non-compliances, including in this past year. The population of *Pimelea spicata* was found to be in good condition and contained approximately 276 individuals at the time of survey. Since the 2022 survey there has been a significant increase in the cover of exotic vegetation species across the area. ELA recommends that weed removal be undertaken within the *Pimelea spicata* exclusion area to control dominant exotic species identified in Section 3, a recommendation that was also made in the 2021-22 annual report.

Appendix A - BioBanking credit retirement report (June 2017)

Credit retirement report

Effective date: 30-June-2017

Transaction number: 201706-RT-200

Credit owners' details

Credit owner ID: 411

Name of credit holder: Sekisui House Australia Pty Limited

Other owner(s):

No other owners

Reason for retirement: Retirement for Stage 1 EPBC Approval no. 2013/6979 and Stage 3 El Caballo Blanco Biocertification

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)
50	2,260	215	HN528	HN528/Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion	Cumberland - Hawkesbury/Nephean	>70%	>100 ha	GRW

Key to vegetation formations

Code	Vegetation formation
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

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

Appendix B - BioBanking credit retirement report (June 2018)

Credit retirement report

Effective date: 21-June-2018

Transaction number: 201806-RT-292

Credit owners' details

Credit owner ID: 411

Name of credit holder: Sekisui House Australia Pty Limited

Other owner(s):

No other owners

Reason for retirement: El Caballo Blanco, Gledswood & Camden Lakeside biocertification and EPBC approval
2013/6979

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)
67	2,535	274	HN528	HN528/Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion	Cumberland - Hawkesbury/Nep ean	31-70%	>100 ha	GRW
30	2,536	274	HN528	HN528/Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion	Cumberland - Hawkesbury/Nep ean	31-70%	>100 ha	GRW
26	2,537	274	HN528	HN528/Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion	Cumberland - Hawkesbury/Nep ean	31-70%	>100 ha	GRW
43	1,871	156	HN528	HN528/Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion	Cumberland - Hawkesbury/Nep ean	31-70%	>100 ha	GRW
75	2,459	250	HN528	HN528/Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion	Cumberland - Hawkesbury/Nep ean	31-70%	<5 ha	GRW
5	2,460	250	HN528	HN528/Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion	Cumberland - Hawkesbury/Nep ean	31-70%	>100 ha	GRW

Key to vegetation formations

Code	Vegetation formation
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

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

Appendix C – Request for s143 Variation to Approval Conditions (September 2019)

Mr Peter Blackwell
Post Approvals Section
Compliance and Enforcement Branch
Department of the Environment
via: peter.blackwell@environment.gov.au

27 September 2019

Dear Mr Blackwell

**Residential and Recreational Development on Raby Road, Gledswood Hills, NSW (EPBC 2013/6979)
Request for s143 Variation to Approval Conditions – Impact Areas**

The Department of Environment and Energy (DoTE) approved the Residential and Recreation Development on Raby Road with 10.4 ha of impacts to EPBC Cumberland Plain Woodland (EPB No. 2013/6979) on 13 July 2017. This approval was varied to permit alternative offset locations (retirement of biobanking credits) on 25 May 2017 and a change to Annexure B showing Stages of development and retention of Cumberland Plain Woodland in Golf Course areas on 3 April 2018 (**Figure 1**).

The approval holder, SH Camden Lakeside Pty Limited (SH Camden Lakeside), notified the then DoTE of the commencement of Stage 1 on 1 August 2017 and the retirement of 50 of the 243 required Biobanking credits. SH Camden Lakeside has also provided annual compliance reports addressing the conditions of approval in October of 2017 and 2018. The annual compliance report for 2018/2019 will be submitted shortly.

The retirement of the remaining 193 Biobanking credits was notified to DoTE as part of the 2017/2018 annual compliance report, thus fully meeting the requirements of Condition 3.

In 2019, SH Camden Lakeside submitted Development Applications (DAs) to Camden Council for the residential development of EPBC Stages 3, 4 and 5 (SH Camden Lakeside Stages 42, 43, 44, 45 & 46), and a minor reconfiguration of the Lakeside Golf Course. Due to changes to NSW Planning requirements in relation to Planning for Bushfire Protection (residential developments are now required to comply with PBP 2018 instead of PBP 2006). The DAs have thus had to increase the Bushfire Asset Protection Zones from 10m (as calculated in the original assessment – ELA 2016) to 14m, as shown in **Figures 2 and 3**.

These changes as well as minor changes to the 'batters' required to construct the connecting roads and building platforms, will result in additional impacts of up to 0.47 ha to CPW (**Figure 2**), as calculated against the original 2015 vegetation condition mapping (ELA 2016), which includes 0.13 ha of CPW to be retained as shown in Annexure B of the 3 April 2018 variation.

In January 2019, ELA ecologist Alex Gorey updated and refined the vegetation mapping to EPBC Act condition thresholds noting that some areas mapped as EPBC condition CPW in 2015 clearly did not meet EPBC condition thresholds in 2019, and were likely over mapped in 2015 (for example, areas around existing putting greens and fairways where only remnant trees remained and the ground cover is manicured golf course grasses). Using the refined 2019 vegetation mapping, the additional EPBC condition CPW to be impacted is 0.276 ha (**Figure 3**), which includes 0.086 ha of CPW required to be retained as shown in the CPW retention areas in Annexure B of the 3 April 2018 variation.

Accordingly, SH Camden Lakeside is seeking a minor variation to the EPBC Act Approval (Reference: EPBC 2013/6979) under Part 9 section 143, for these additional impacts.

To compensate for these minor additional impacts (up to 0.276 ha of CPW in multiple small fragments based on 2019 mapping), SH Camden Lakeside will be implementing a new Vegetation Management Plan along Riley's Creek to enhance and restore 1.99 ha of CPW to EPBC Act condition as shown in **Figures 2 and 3**. SH Camden Lakeside are also liaising with the owners of the Lakeside Golf Course to fence a further 1 ha of CPW within the Golf Course which contains the *Pimelea spicata* population and under take some weed (African Olive) control (Condition 4), to further enhance the ability to "retain" this population within the Golf Course (**Figure 4**).

Based on these mitigation measures, SH Camden Lakeside is of the opinion that further offsets (i.e. retirement of additional biobanking credits) should not be necessary.

Should you have any questions or require further information regarding this variation request, please don't hesitate to contact me. Email: roberth@ecoaus.com.au or mobile: 0417 258 264.

Yours sincerely,

Robert Humphries
Principal Consultant
Eco Logical Australia

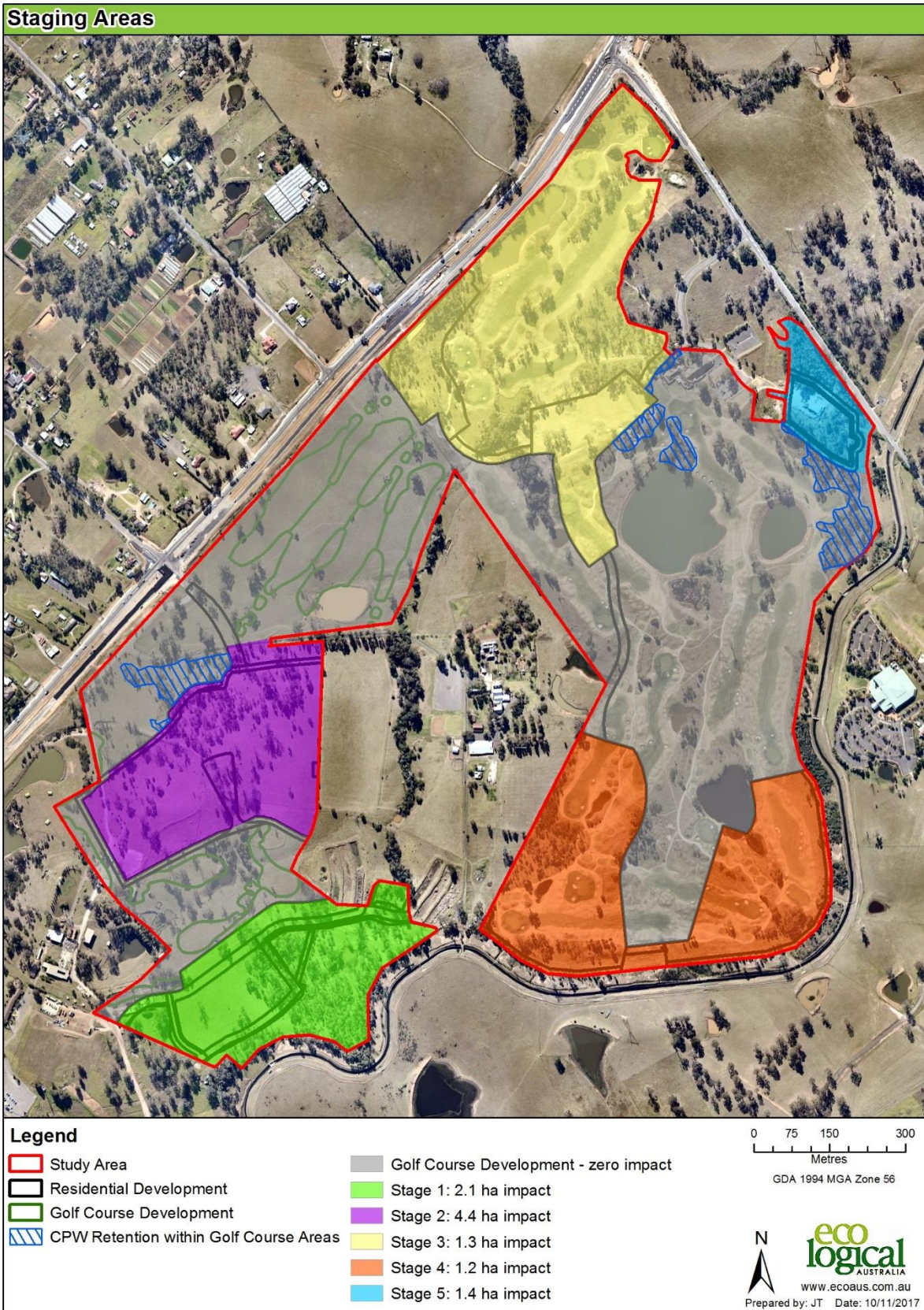
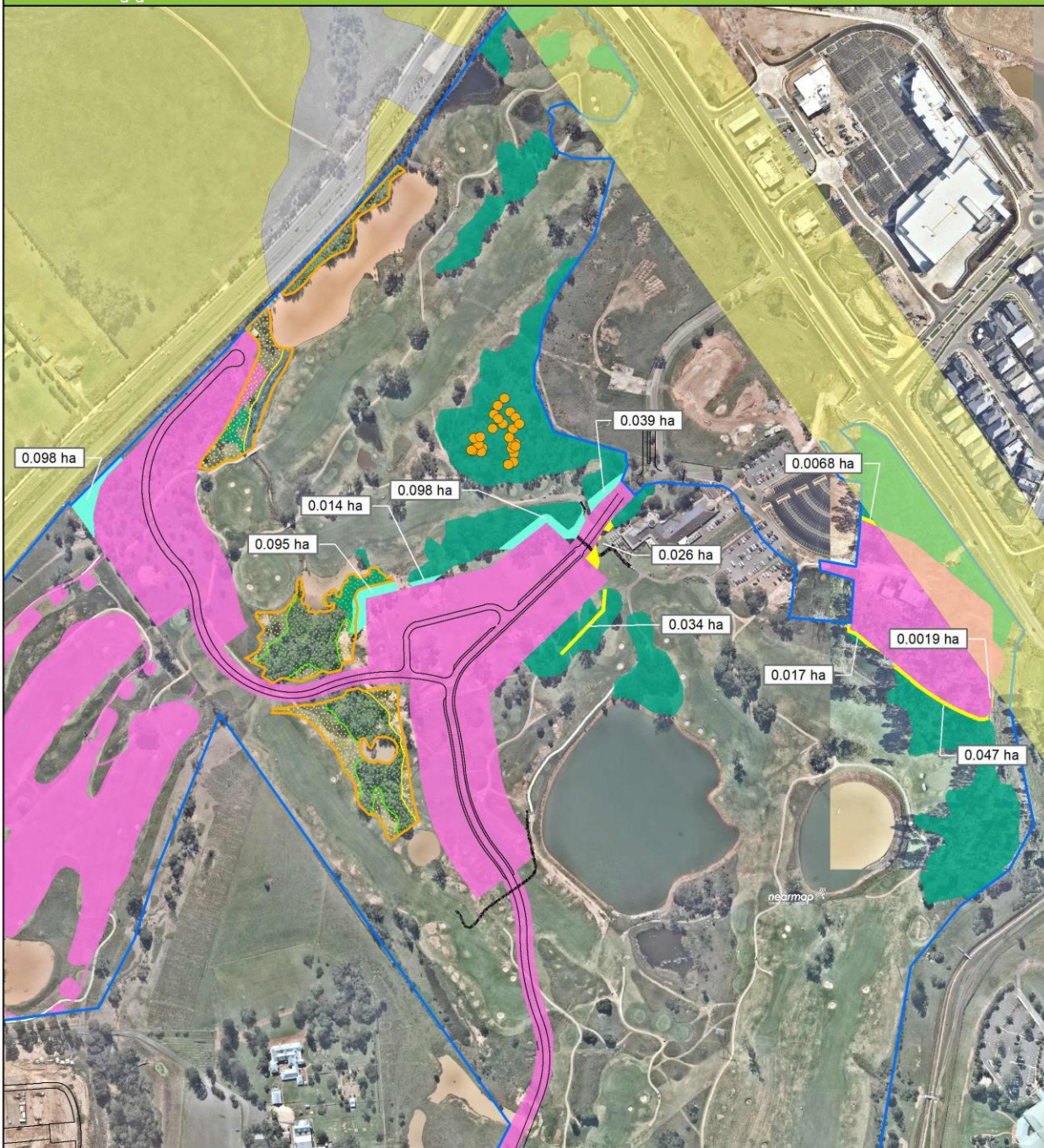


Figure 1: Staging Map and CPW retention areas within Golf Course as per Annexure B of April 2019 approval

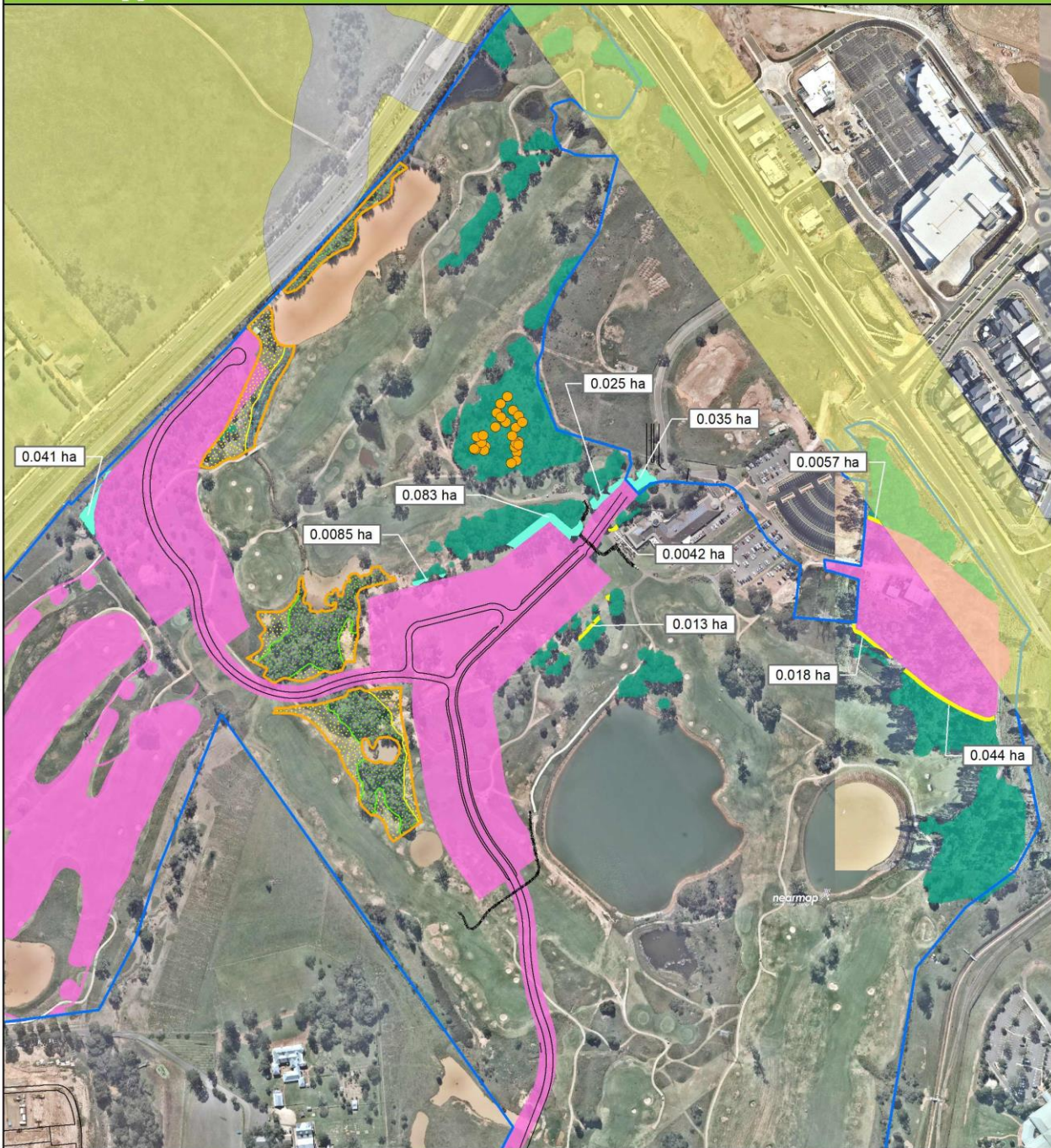
Federal Approval EPBC 2013/6979



Legend		<p>Metres</p> <p>Datum/Projection: GDA 1994 MGA Zone 56 Prepared by: KR Date: 04-09-2019 Imagery Captured: 31-03-2019 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community</p>
<p>EPBC Assessment (Approved 3 April 2018)</p> <ul style="list-style-type: none"> EPBC Study Area Approved Impact Area (EPBC 2013/6979) Retained Vegetation Impacts to CPW retention areas in Annexure B of approval (0.13 ha) Impacts to other CPW areas (0.34 ha) ● <i>Pimelea spicata</i> population to remain Proposed Layout 		
<p>Biodiversity Certified Land [SEPP (Sydney Region Growth Centres) 2006]</p> <ul style="list-style-type: none"> Certified NonCertified Riparian VMP Boundary <p>Vegetation Management Plan Zones</p> <ul style="list-style-type: none"> Zone 1: In Stream Zone 2: Revegetation Zone 3: Regeneration 		

Figure 2: Additional areas of retained CPW to be impacted as a result of increased Asset Protection Zones as per 2015 EPBC condition mapping

Federal Approval EPBC 2013/6979



Legend		0 50 100 200 Metres	
EPBC Assessment (Approved 3 April 2018)		Biodiversity Certified Land [SEPP (Sydney Region Growth Centres) 2006]	
EPBC Study Area	Certified	NonCertified	Datum/Projection: GDA 1994 MGA Zone 56 Prepared by: KR Date: 04-09-2019 Imagery Captured: 31-03-2019 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community
Approved Impact Area (EPBC 2013/6979)	Riparian VMP Boundary	Vegetation Management Plan Zones	
Retained Vegetation	Zone 1: In Stream	Zone 2: Revegetation	A TETRA TECH COMPANY
Impacts to CPW retention areas in Annexure B of approval (0.086 ha)	Zone 3: Regeneration	Impacts to other CPW areas (0.19 ha)	
<i>Pimelea spicata</i> population to remain		Proposed Layout	

Figure 3: Additional areas of retained CPW to be impacted as a result of increased Asset Protection Zones as per 2019 EPBC condition mapping



Figure 4: Proposed fencing around 1 ha of CPW to protect *Pimelea spicata* within the Lakeside Golf Course (to assist in meeting Condition 4)

Appendix D – Post-approvals Variation of Conditions (November 2020)



Australian Government

Department of Agriculture, Water and the Environment

Robert Humphries
Principal Consultant
EcoLogical Australia
Suite 3b, Level 3
668 Old Princes Highway
SUTHERLAND NSW 2232

Residential and Recreational Development of Raby Road (EPBC 2013/6979)

Dear Mr Humphries,

Thank you for your correspondence dated 21 October 2020 to the Department requesting the variation of the conditions attached to EPBC Act approval 2013/6979, as previously varied 3 April 2018.

Officers of this Department have reviewed the variation request and briefed me. As delegate of the Minister, I have varied the conditions attached to EPBC Act approval 2013/6979 under section 143(1)(c) of the *Environment Protection and Biodiversity Conservation Act 1999* to permit the increased impact needed for the asset management zone, and to impose a commensurately-increased offset obligation. The action must now be undertaken in accordance with the varied conditions specified in the variation notification, which has been attached for your information.

As you are aware, the Department has an active monitoring program which includes monitoring inspections, desk top document reviews and audits. Please ensure that you maintain accurate records of all activities associated with, or relevant to, the conditions of approval so that they can be made available to the Department on request.

Should you require any further information please contact Zac Neulinger, Post Approvals Section, by email: post.approvals@awe.gov.au.

Yours sincerely

Declan O'Connor-Cox
Assistant Secretary A/g
Assessments (Vic and Tas) and Post Approvals Branch
Environment Approvals Division

November 2020

Appendix E - BioBanking credit retirement reports (May 2021)

Credit transfer report

Effective date: 13-May-2021

Transaction number: 202105-TF-630

Sellers' details:

Seller ID: 517

Name of seller: Camden Council

Other owner(s):
No other owners

Buyers' details:

Buyer ID: 722

Name of buyer: SH Camden Lakeside Pty Limited

Ecosystem credit(s) transferred

Number of credits	Credit profile ID	Agreement ID	Vegetation code	Vegetation type	CMA subregion	% surrounding vegetation	Patch size	Vegetation formation(see key)	Price per credit
2	3,194	397	HN529	HN529/Grey Box - Forest Red Gum grassy woodland on shale of the southern Cumberland Plain, Sydney Basin Bioregion	Cumberland - Hawkesbury/Nepelan	31-70%	>100 ha	GRW	\$22,500.00
Total sale price (excluding GST)									\$45,000.00

Key to vegetation formations

Code	Vegetation formation
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

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

Credit retirement report

Effective date: 26-May-2021

Transaction number: 202105-RT-640

Credit owners' details

Credit owner ID: 411

Name of credit holder: Sekisui House Australia Pty Limited

Other owner(s):

No other owners

Reason for retirement: Modification to existing Biocertification and EPBC approval to offset additional impacts - 7 HN529

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)
5	2,536	274	HN528	HN528/Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion	Cumberland - Hawkesbury/Nephean	31-70%	>100 ha	GRW

Key to vegetation formations

Code	Vegetation formation
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)

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