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# Annual Compliance Report 2020-2021 Residential and Recreational Development on Raby Road, Gledswood Hills NSW (EPBC 2013/6979)

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**Prepared for SH Camden Lakeside Pty Ltd**

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## DOCUMENT TRACKING

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<b>Project Number</b>	EPBC 2013/6979 Annual Compliance Report 2020 - 2021
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<b>Reviewed by</b>	Alex Gorey
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## ACKNOWLEDGEMENTS

This document has been prepared by Eco Logical Australia Pty Ltd for SH Camden Lakeside Pty Ltd.

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Template 2.8.1

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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 Agriculture, Water and the Environment (DAWE)) on the 13<sup>th</sup> 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 2020 – 30 June 2021** 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 liability (ha)	offset	Alternative BioBanking site offset	Status at 1 July 2021
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

Stage	Impact (ha)	Noorumba liability (ha)	offset	Alternative BioBanking site liability (credits)	Status at 1 July 2021
3	1.3	3.13		32	Clearing of vegetation and bulk earthworks commenced
4	1.2	2.82		28	Clearing of vegetation, bulk earthworks and civil subdivision works
5	1.4	3.16		32	No works have commenced
<b>Total</b>	<b>10.1</b>	<b>24.3</b>		<b>243</b>	-

### 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
- seed collection
- hand direct seeding
- hand planting to supplement natural regeneration of native grasses
- spreading recovered topsoil
- supervision of habitat tree removal
- nest box installation
- 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 10m (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 2020 – 30 June 2021**.

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 2021 (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.



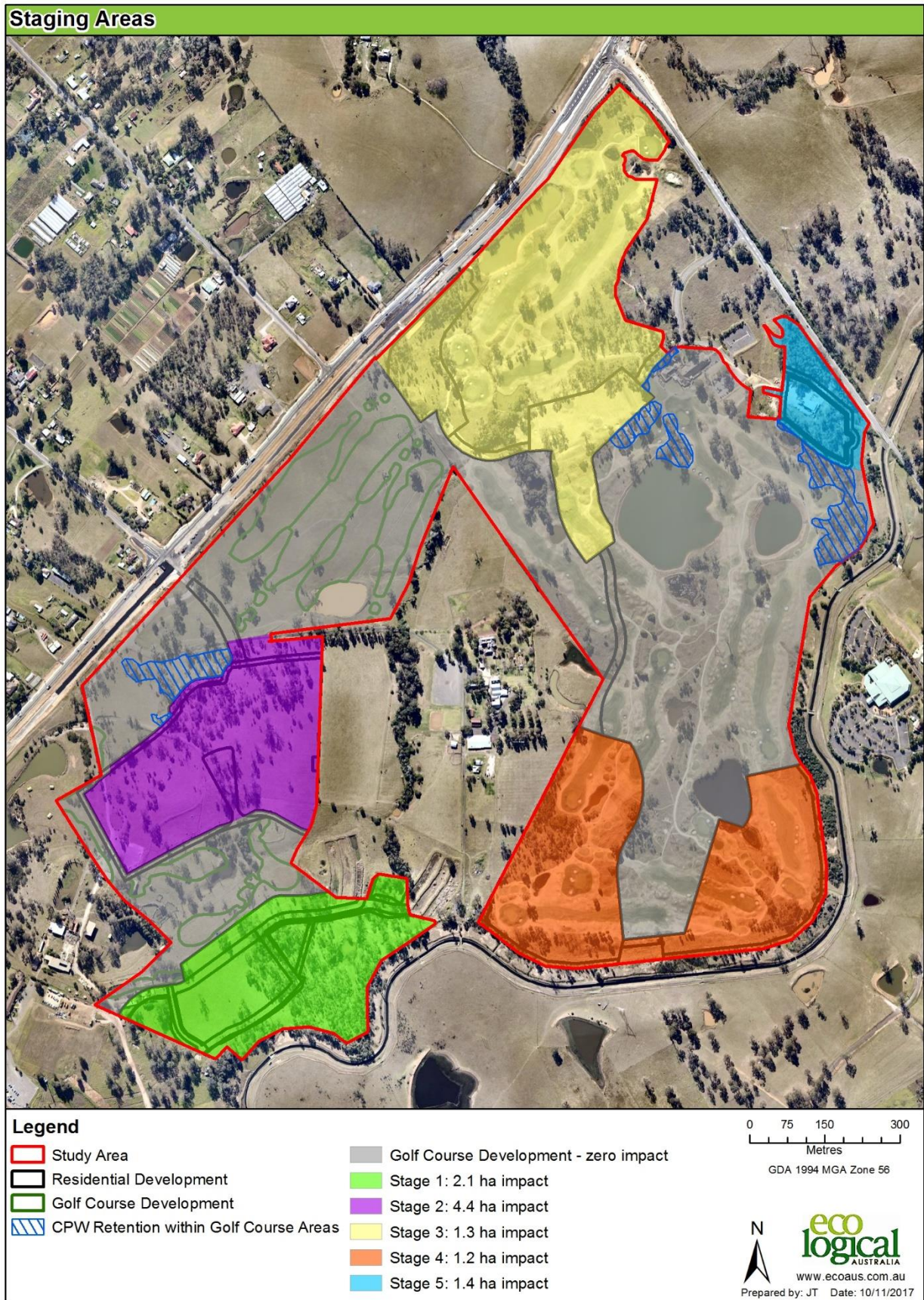


Figure 1: Staging map

## 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	<p><i>(Varied on 30 November 2020)</i></p> <p>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.</p>	Yes	Complete	<p>50 credits retired on 30 June 2017 (<b>Appendix A</b>). 193 credits retired on 21 June 2018 (<b>Appendix B</b>).</p> <p>The additional 7 credits required by the variation to this condition were retired on 26 May 2021 (<b>Appendix E</b>), 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></p>



Number	Condition	Compliance	Date due	Details
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 outside of the development footprint. These additional work 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 2021 monitoring survey provided in <b>Section 3</b> indicating population of 228, down from 258 in 2020 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 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) 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"> <li>Camden Council Development Consents</li> <li>General Terms of Approval</li> <li>Environmental Management Plans</li> <li>Construction Management Plans</li> </ul>

Number	Condition	Compliance	Date due	Details
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.	Yes	October 2021	2020-2021 compliance report is the subject of this report.  Previous reports available online at <a href="https://www.sekisuihouse.com.au/the-hermitage/news">https://www.sekisuihouse.com.au/the-hermitage/news</a>
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	One non-compliance documented by the Department as detailed at Condition 3, however, no action was taken by the Department. ELA notes that the formal retirement of credits is the responsibility of DPIE once the request has been made. The request to retire the credits was made prior February 2021, as documented in correspondence between ELA and the Department in November 2020.
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 at <a href="https://www.sekisuihouse.com.au/the-hermitage/news">https://www.sekisuihouse.com.au/the-hermitage/news</a>

### 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 22 June 2021 by ELA ecologists Alex Gorey and Carolina Mora 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 moist and some individuals were in flower during survey (**Figure 3**). A total of 228 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

Groundcover within the patch was dominated by *Themeda triandra* (Kangaroo grass), *Microlaena stipoides* (Weeping Grass), *Glycine tabacina* and *Dichondra repens* (Kidney Weed). *Araujia sericifera* (Moth Vine) and *Olea europaea* subsp. *cuspidata* (African Olive) was also identified. The extent of Moth Vine present within the patch was noticeably greater than that of last year. Therefore, it is recommended that weed removal be undertaken within this area.

As recommended in the 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 4). 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 4). As of 22 June 2021, the fencing and signage remained in place.

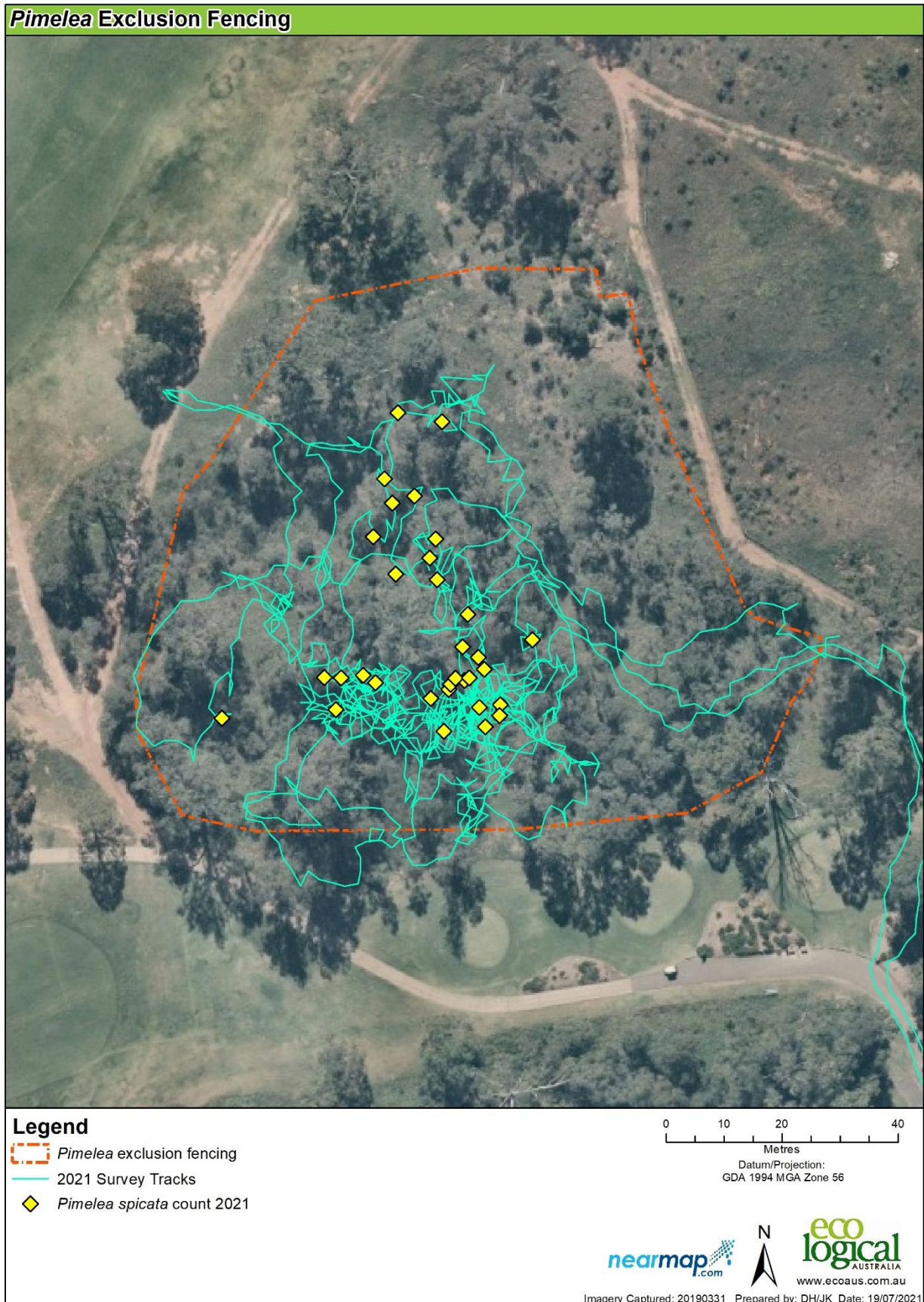


Figure 2: Exclusion fencing for the protection of *Pimelea spicata*. Records and tracks from 2021.





Figure 3: *Pimelea spicata* identified in the study area in June 2021





Figure 4: 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 has been no non-compliances, including in this past year. The population of *Pimelea spicata* was found to be in good condition and contained 228 individuals at the time of survey.

ELA recommends that weed removal be undertaken within the *Pimelea* exclusion area to control dominant exotic species, *Araujia sericifera* (Moth Vine) and *Olea europaea* subsp. *cuspidata* (African Olive), observed during survey.

## 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/Nep ean	>70%	>100 ha	GRW



**Key to vegetation formations**

<b>Code</b>	<b>Vegetation formation</b>
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](http://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](mailto: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**

<b>Code</b>	<b>Vegetation formation</b>
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](http://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](mailto: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](mailto: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**).

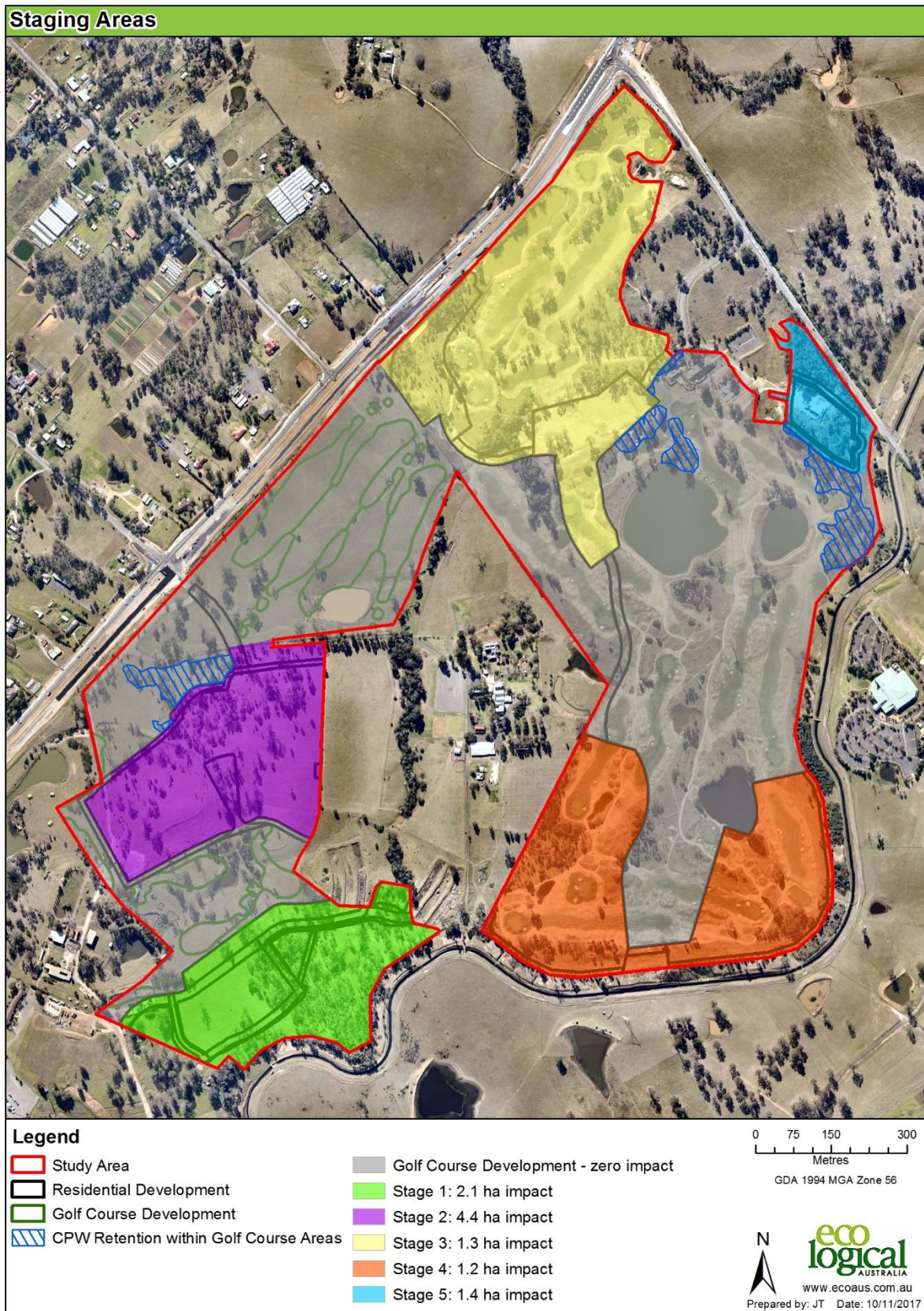
Based on these mitigation measures, SH Camden Lakeside is of the opinion that further offsets (i.e. retirement of additional biobanking credits) should not be necessary.

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](mailto:roberth@ecoaus.com.au) or mobile: 0417 258 264.

Yours sincerely,

**Robert Humphries**  
**Principal Consultant**  
**Eco Logical Australia**

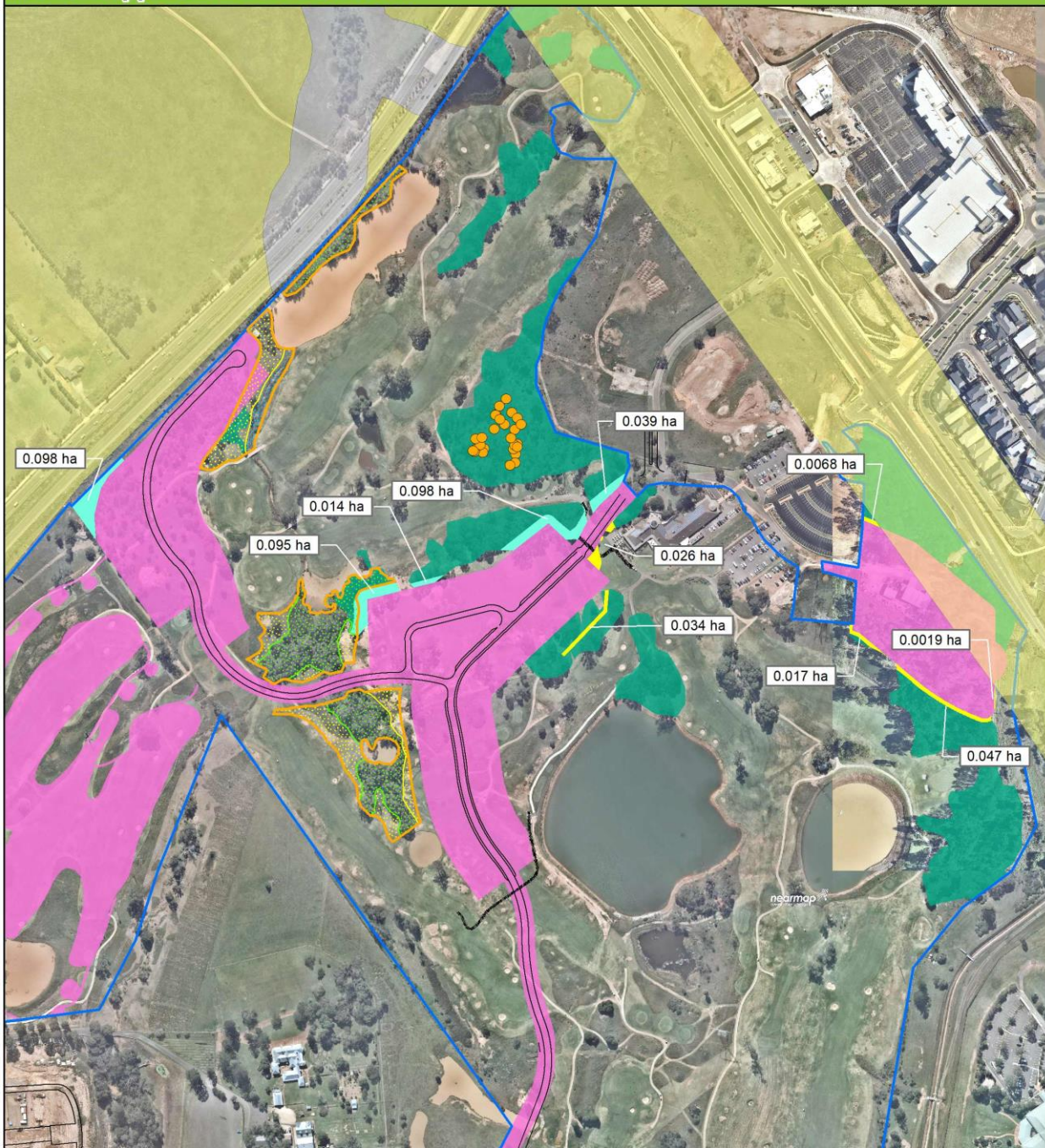




**Figure 1: Staging Map and CPW retention areas within Golf Course as per Annexure B of April 2019 approval**



## Federal Approval EPBC 2013/6979



## Legend

## EPBC Assessment (Approved 3 April 2018)

- 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)
- *Pimelea spicata* population to remain
- Proposed Layout

## Biodiversity Certified Land [SEPP (Sydney Region Growth Centres) 2006]

- Certified
- NonCertified
- Riparian VMP Boundary

## Vegetation Management Plan Zones

- Zone 1: In Stream
- Zone 2: Revegetation
- Zone 3: Regeneration

0 50 100 200  
Metres

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,  
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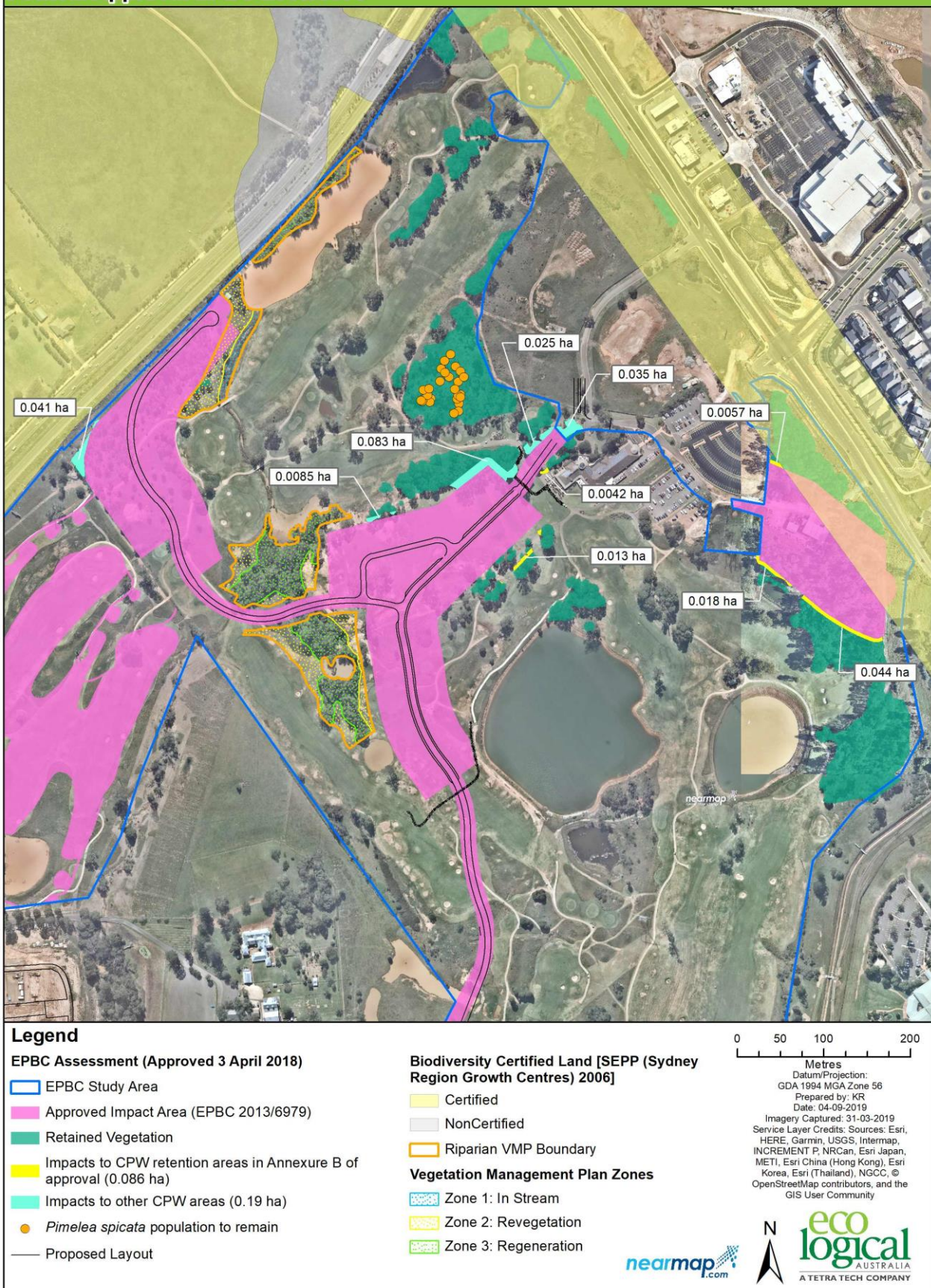


eco  
logical  
AUSTRALIA  
A TETRA TECH COMPANY

**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



**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](mailto: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/Nep ean	31-70%	>100 ha	GRW	\$22,500.00
Total sale price (excluding GST)									\$45,000.00



**Key to vegetation formations**

<b>Code</b>	<b>Vegetation formation</b>
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](http://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](mailto: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/Nep ean	31-70%	>100 ha	GRW

**Key to vegetation formations**

<b>Code</b>	<b>Vegetation formation</b>
ALP	Alpine complex
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ASC	Arid shrublands (Chenopod)
DSG	Dry sclerophyll forests (shrub/grass)
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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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