



EPBC Ref: 2019/8455

Mr Chris Koukoutaris
Senior Development Manager
Fraser's Property Australia Pty Limited
PO Box 3308
RHODES NSW 2138

Dear Mr Koukoutaris

**Decision on referral
Ivanhoe Estate Redevelopment, Macquarie Park, NSW (EPBC 2019/8455)**

Thank you for submitting a referral under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This is to advise you of my decision about the proposed action to redevelop the Ivanhoe Estate located in Macquarie Park, NSW, for residential housing, roadways and open spaces.

As a delegate of the Minister for the Environment, I have decided that the proposed action is **not a controlled action**. This means that the proposed action does not require further assessment and approval under the EPBC Act before it can proceed.

A copy of the document recording this decision is enclosed. This document will be published on the Department's website.

Please note that this decision relates only to the specific matters protected under Chapter 2 of the EPBC Act. This decision does not affect any requirement for separate state or local government environment assessment and approvals of the proposed action.

The Department has an active audit program for proposals that have been referred under the EPBC Act. The audit program aims to ensure that proposals are implemented as planned. Please note that your project may be selected for audit by the Department at any time and all related records and documents may be subject to scrutiny. Information about the Department's compliance monitoring and auditing program is enclosed.

If you have any questions about the referral process or this decision, please contact the project manager, Akaash Agarwal, by email to akaash.agarwal@environment.gov.au, or telephone 02 6274 2129 and quote the EPBC reference number shown at the beginning of this letter.

Yours sincerely

Louise Vickery
Assistant Secretary
Environment Approvals and Wildlife Trade Branch

18 October 2019



Notification of

REFERRAL DECISION – not controlled action

Ivanhoe Estate Redevelopment, Macquarie Park, NSW (EPBC 2019-8455)

This decision is made under Section 75 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Proposed action

Person proposing to take the action Frasers Property Australia Pty Limited
ACN: 600 448 726

proposed action To redevelop the existing Ivanhoe Estate site at the intersection of Epping and Herring roads in Macquarie Park, NSW [See EPBC Act referral 2019/8455].

Referral decision: Not a controlled action

status of proposed action The proposed action is not a controlled action.

Person authorised to make decision

Name and position Louise Vickery
Assistant Secretary
Environment Approvals and Wildlife Trade Branch

signature

date of decision 18 October 2019

Statement of assessment of reasonable equivalence of biodiversity credits

A delegate of the Environment Agency Head of the Department of Planning Industry and Environment has determined that the number of biodiversity credits required to be retired under the *Threatened Species Conservation Act 1995 (TSC Act)* as part of the development consent listed in Part 1, are reasonably equivalent to the number and class of biodiversity credits under the *Biodiversity Conservation Act 2016 (BC Act)* set out in Part 2.

This document outlines that determination, made in accordance with clause 22(3) of the *Biodiversity Conservation (Savings and Transitional) Regulation 2017*.

Part 1 Existing statutory obligation to retire credits

Request made by:	NSW Land and Housing Corporation
Date request received	15 th June 2020
Development Consent reference	SSD8707
Development name	Ivanhoe Re-development

Existing statutory obligation reference	Biodiversity credit name (Plant Community Type name and ID, or threatened species name)	IBRA sub region	Number of credits
SSD 8707	Smooth-barked Apple - Turpentine - Blackbutt tall open forest on enriched sandstone slopes and gullies of the Sydney region (PCT1841/ME58)	Cumberland	14
SSD 8707	Turpentine - Grey Ironbark open forest on shale in the lower Blue Mountains, Sydney Basin Bioregion (PCT1281/ME41)	Cumberland	2

Part 2 Determination of reasonable equivalence

The number and class of biodiversity credits that are reasonably equivalent under the BC Act are:

Ecosystem Credits

1. **Name of Plant Community Type:** Smooth-barked Apple - Turpentine - Blackbutt tall open forest on enriched sandstone slopes and gullies of the Sydney region (PCT1841)

Number of ecosystem credits required	7
Offset trading group	North Coast Wet Sclerophyll Forests with a percent cleared value $\geq 50\%$ and $< 70\%$
Hollow bearing trees	Vegetation containing hollow-bearing trees
Vegetation class	North Coast Wet Sclerophyll Forests
Vegetation formation	Wet Sclerophyll Forests (Shrubby sub-formation)
IBRA¹ subregion	Cumberland and any IBRA subregion that adjoins the subregion within which the development occurs and any such subregion that is within 100 kilometres of the outer edge of the impact site.

2. **Name of Plant Community Type:** Smooth-barked Apple - Turpentine - Blackbutt tall open forest on enriched sandstone slopes and gullies of the Sydney region (PCT1841)

Number of ecosystem credits required	3
Offset trading group	North Coast Wet Sclerophyll Forests with a percent cleared value $\geq 50\%$ and $< 70\%$
Hollow bearing trees	Not applicable
Vegetation class	North Coast Wet Sclerophyll Forests
Vegetation formation	Wet Sclerophyll Forests (Shrubby sub-formation)
IBRA² subregion	Cumberland and any IBRA subregion that adjoins the subregion within which the development occurs and any such subregion that is within 100 kilometres of the outer edge of the impact site.

¹ Interim Biogeographic Regionalisation for Australia

² Interim Biogeographic Regionalisation for Australia

3. **Name of Plant Community Type:** Turpentine - Grey Ironbark open forest on shale in the lower Blue Mountains, Sydney Basin Bioregion (PCT1281)

Number of ecosystem credits required	2 ³
Offset trading group	Sydney Turpentine-Ironbark Forest in the Sydney Basin Bioregion
Hollow bearing trees	Not applicable
Vegetation class	Northern Hinterland Wet Sclerophyll Forests
Vegetation formation	Wet Sclerophyll Forests (grassy sub-formation)
IBRA⁴ subregion	Cumberland and any IBRA subregion that adjoins the subregion within which the development occurs and any such subregion that is within 100 kilometres of the outer edge of the impact site.

This statement was issued on 2 July 2020.

Authorised by:



DEREK RUTHERFORD
Director Conservation Programs
Department of Planning Industry and Environment
 Delegate of the Environment Agency Head

³ Matching credits are available on the Biobanking Register for ME41 in 2 Biobanking Agreements including BA148. In accordance with the approved method a full recalculation of credit numbers was not undertaken.

⁴ Interim Biogeographic Regionalisation for Australia