BioBanking
Biodiversity Banking and Offsets Scheme

Part 7A of the *Threatened Species Conservation Act 1995*

BIOBANKING STATEMENT	**Statement ID** 02 **Statement ID that this replaces** not applicable **Plan (drawing) number** **Version / revision** 1 **Name of maps** Annexure A: Map 1 - Map of development site (27 July 2010) Annexure B: Map 2 - Retained habitat corridor (undated) **Accredited assessor's ID** 0080 **BioBanking credit calculator version** Version 1.1

NSW GOVERNMENT Environment, Climate Change & Water

Section 1

Biobanking statement issued to
Delta. T. Property Corp Pty Ltd

ABN 99129701444

Contact name

Address

State **Postcode**

Section 2

Development that this biobanking statement applies to
Residential development of the development site.

Development site
924 – 938 The Entrance Road, Forresters Beach NSW 2260 as shown edged in red on Map 1 in Annexure A and marked “Study Site”.

Site reference
Easting: 357150 Northing: 6302370

AMG zone: 56 Reference system: GDA94

Lot / DP number/s of development site
1/23010, 2/23010 3/23010 4/23010, 5/23010, 6/23010, 7/23010, 8/23010

Drawing number nil **Version / revision** nil

Name of maps
Annexure A: Map 1 - Map of development site (27 July 2010)
Annexure B: Map 2 - Retained habitat corridor (undated)

Description of the development

The proposed development consists of the residential development of the development site, including the construction of 8 dwellings within the area marked “Potential Building Footprint” on Map 2 in Annexure B, an access road along the area as shown marked “Private Access Road” on Map 2 in Annexure B and the creation of asset protection zones for the dwellings as shown on Map 1 in Annexure A (the **development**). A reference to the development in this Biobanking Statement includes the whole of the development, or any stage thereof.

The development will impact on 0.38 hectares of Melaleuca nodosa closed shrubland on alluvium of the Central Coast, Sydney Basin vegetation type, 0.5 hectares of the Swamp Mahogany swamp forest on coastal lowlands of the North Coast and Northern Sydney Basin vegetation type and 0.05 ha of the Blackbutt - Smooth-barked Apple shrubby open forest on coastal sands of the southern North Coast vegetation type.

Section 3

I, the Director General of the Department of Environment, Climate Change and Water, issue this BioBanking Statement on the basis that the development specified above, will improve or maintain biodiversity values in accordance with section 127ZL of the *Threatened Species Conservation Act 1995*. This determination is made on the basis of an assessment of the impact of the development on biodiversity values in accordance with the BioBanking Assessment Methodology.

Signed
Director General
Department of Environment, Climate Change and Water
Date 23rd December 2010

Section 4

Conditions applicable to this Biobanking Statement

The conditions as set out in Schedule 1 and Schedule 2 are applicable to this Biobanking Statement.

Schedule 1

Conditions relating to on-site measures

1. The development to which this Biobanking Statement applies as described in Section 2, must be undertaken in accordance with the following on-site measures:

a) A Vegetation Management Plan in relation to the management of the habitat corridor as shown in Map 2 (the **habitat corridor**) must be prepared. The Vegetation Management Plan must provide for:

- the restrictions on use of the corridor, including the clearing of native vegetation;
- protective and restoration measures to conserve the habitat corridor and restore disturbed areas;
- removal and management of exotic plant species including, but not limited to: Bitou Bush, Pampas Grass, Crofton Weed, Japanese Honeysuckle, Lantana, Camphor Laurel and Blackberry; and
- restoration of redundant tracks within the habitat corridor with locally occurring native species.

The Vegetation Management Plan must be prepared and submitted to Gosford City Council prior to the issue of the construction certificate for the development and comply with any additional requirements which may be imposed by Gosford City Council.

b) Pursuant to section 88E of the *Conveyancing Act 1919* (NSW) the owner of the development site shall enter into a restriction as to use and public positive covenant with Gosford City Council as the prescribed authority for the purposes of establishing and conserving the habitat corridor. The habitat corridor must be managed in accordance with the Vegetation Management Plan prepared in accordance with (a) above (which is to be annexed to the relevant memorandum of restriction and public positive covenant). The covenant must be entered into prior to the issue of any construction certificate for the development.

c) Prior to the issue of the construction certificate, the boundary of the habitat corridor must be clearly marked out on site for the purpose of identifying the habitat corridor and distinguishing it from the asset protection zones as shown marked on Map 2 and protecting the habitat corridor during the construction phase of the development.

d) A Fuel Management Plan in relation to the management of the asset protection zones as shown marked on Map 1 (the **asset protection zones**) must be prepared. The Fuel Management Plan must provide for:

- the retention of native canopy trees and under-storey vegetation as foraging resources for the Grey-headed Flying Fox;
- the retention of vegetation in accordance with Rural Fire Service guidelines for fuel management within an asset protection zone.

The Fuel Management Plan must be prepared and submitted to Gosford City Council for approval prior to the issue of the construction certificate and comply with any additional requirements which may be imposed by Gosford City Council.

e) Any threatened species recorded on the development site must be monitored and the results reported to the Wildlife Atlas managed by DECCW.

Schedule 2

Credit retirement conditions

General

2.1 The credits set out in Table 1 and Table 2 below must be retired to ensure that the development to which this Biobanking Statement relates improves or maintains biodiversity values.

2.2 All credits required by this statement to be retired in respect of the development to which this Biobanking Statement applies must be retired at the same time.

Ecosystem credit retirement conditions

2.3 The specified number of ecosystem credits in Table 1 must be retired to offset the impacts of the development on the Swamp Mahogany swamp forest on coastal lowlands of the North Coast and Northern Sydney Basin and the Blackbutt – Smooth barked Apple shrubby open forest on coastal sands of the southern North Coast indicated on Map 1 in Annexure A to this statement (**Map 1**). The ecosystem credits must be in respect of any one or more of the vegetation types within the CMA subregions listed and meet, as a minimum, the surrounding vegetation and patch size criteria specified in Table 2. The credits must be retired before physical work can commence on the development site.

2.4 The specified number of ecosystem credits in Table 2 must be retired to offset the impacts of the development on the Melaleuca nodosa closed shrubland on alluvium of the Central Coast, Sydney Basin vegetation type indicated on Map 1. The ecosystem credits must be in respect of any one or more of the vegetation types within the CMA subregions listed and meet, as a minimum, the surrounding vegetation and patch size criteria specified in Table 1. The credits must be retired before physical work can commence on the development site.

Table 1 Ecosystem credits required the Swamp Mahogany swamp forest on coastal lowlands of the North Coast and Northern Sydney Basin indicated on map 1

Number of ecosystem credits	27
Surrounding vegetation cover	minimum class 30%
Patch size including low condition	minimum class 25 ha
CMA sub-region (Catchment Management Authority)	Karuah-Manning (Hunter Central Rivers) Wyong (Hunter Central Rivers)
Vegetation type(s) that can be used to offset the impacts from development	Forest Red Gum - Rough-barked Apple open forest on poorly drained lowlands of the Central Coast, Sydney Basin (HU 546) Swamp Mahogany swamp forest on coastal lowlands of the North Coast and Northern Sydney Basin (HU633)

Table 2 Ecosystem credits required for the Melaleuca nodosa closed shrubland on alluvium of the Central Coast, Sydney Basin vegetation type indicated on map 1

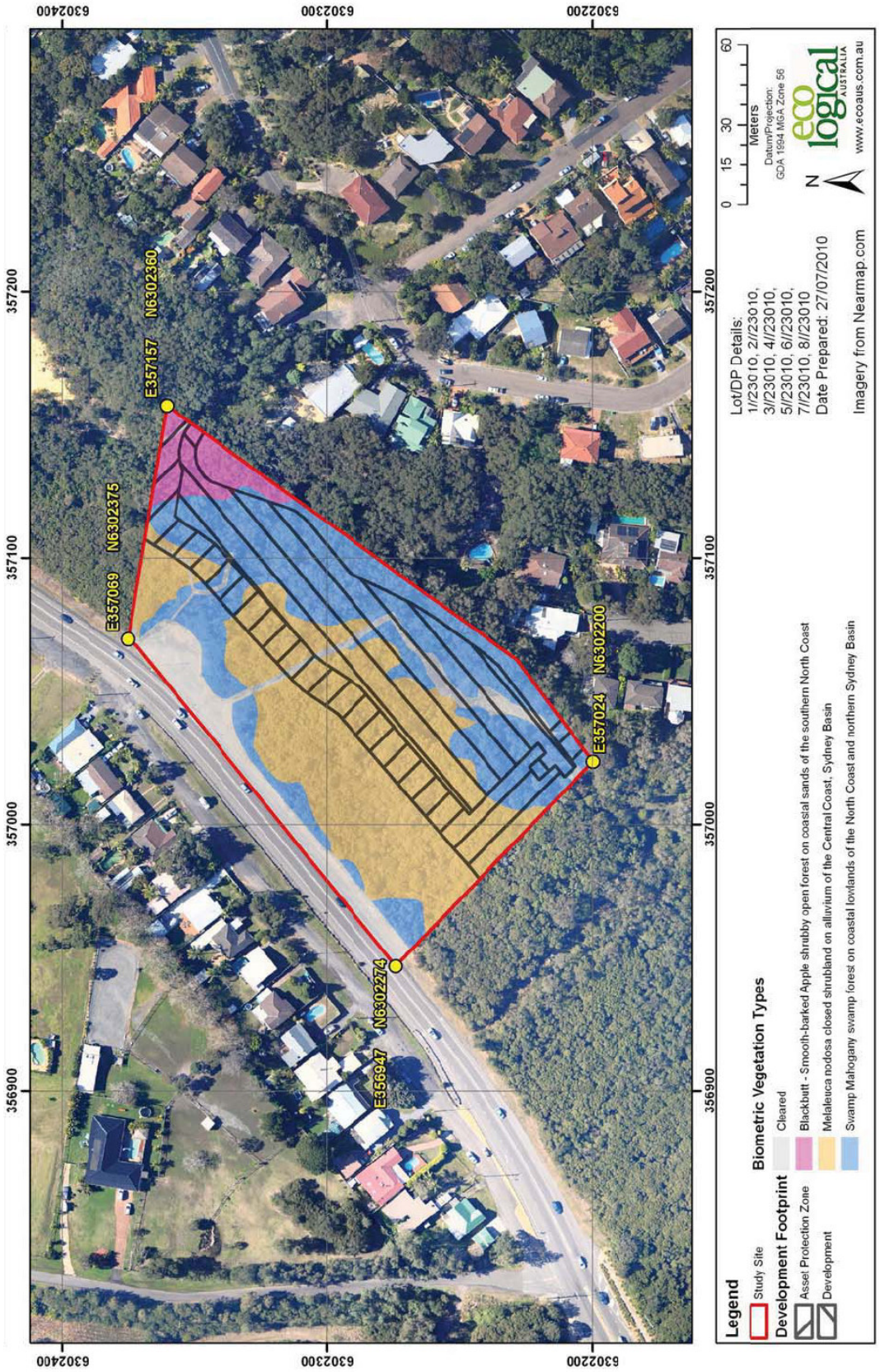
Number of ecosystem credits	18
Surrounding vegetation cover	minimum class 30%
Patch size including low condition	minimum class 25 ha
CMA sub-region (Catchment Management Authority)	Karuah-Manning (Hunter Central Rivers) Macleay Hastings (Hunter Central Rivers) Wyong (Hunter Central Rivers)
Vegetation type(s) that can be used to offset the impacts from development	Forest Red Gum - Rough-barked Apple open forest on poorly drained lowlands of the Central Coast, Sydney Basin (HU 546) Melaleuca nodosa closed shrubland on alluvium of the Central Coast, Sydney Basin (HU565) River Oak riparian woodland of the North Coast and northern Sydney Basin (HU598) Swamp Mahogany swamp forest on coastal lowlands of the North Coast and Northern Sydney Basin (HU633) Swamp Oak swamp forest fringing estuaries, Sydney Basin and South East Corner (HU635)

Species credit retirement conditions

2.6 No species credits are required in relation to the development

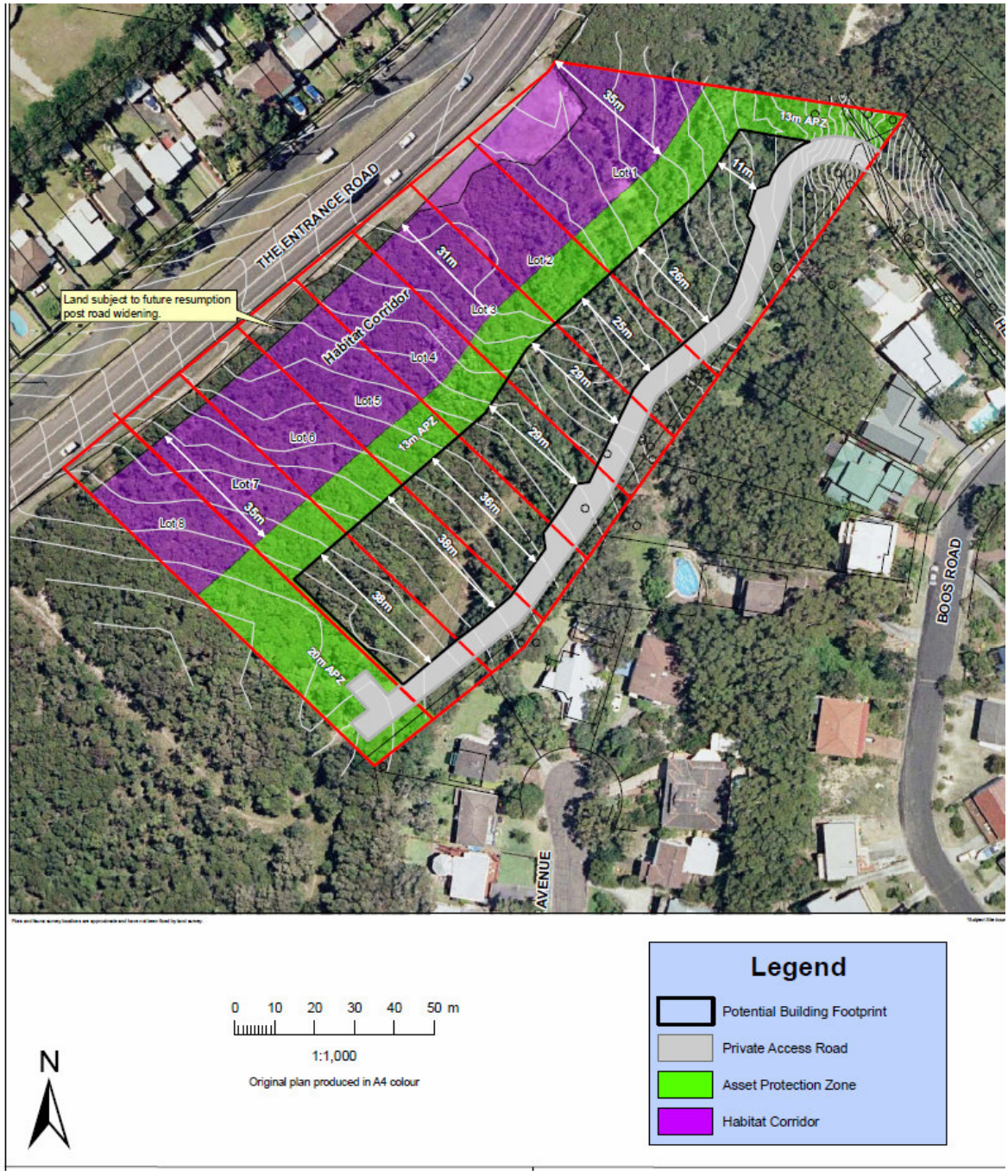
ANNEXURE A

Map 1 Map of development site



ANNEXURE B

Map 2: Retained habitat corridor subject to the restriction on title under section 88E of the *Conveyancing Act 1919* (NSW)



Statement ID: 02

DETERMINATION THAT THE DIRECT IMPACTS OF DEVELOPMENT ON RED FLAG AREAS IS TO BE REGARDED AS IMPROVING OR MAINTAINING BIODIVERSITY VALUES

SECTION 2.3 BIOBANKING ASSESSMENT METHODOLOGY

SITE: Lots 1-8/DP 23010, 924-938 The Entrance Road, Forresters Beach

PROPOSED DEVELOPMENT: Construction of 8 dwelling houses and access road

DETERMINATION

I have assessed the impact of the proposed development on the red flag areas at the abovementioned site in accordance with Section 2.3 of the Biobanking Assessment Methodology as set out in section 2 of this determination and I hereby determine that the proposal is to be regarded as improving or maintaining biodiversity values, for the reasons set out in section 3 of this determination.

Signed

LISA CORBYN
Director General
Department of Environment, Climate Change and Water
Dated: 23rd December 2010

3 REASONS FOR THE DIRECTOR GENERAL'S DETERMINATION

I have considered the criteria in accordance with Section 2.3 of the Biobanking Assessment Methodology as set out in section 2 of this determination and I hereby determine that the Development to which the application relates can be regarded as improving or maintaining biodiversity values, for the following reasons:

- All reasonable measures have been taken to avoid and minimise adverse impacts on the red flag area which is located on land zoned as Residential 2(a). This includes reducing the development footprint and locating it alongside the existing residential development, locating the development footprint within the most disturbed vegetation, the retention of a contiguous habitat corridor and preparation of a vegetation management plan for ongoing management of the contiguous habitat corridor.
- The area of the *Melaleuca nodosa closed shrubland on alluvium of the Central Coast, Sydney Basin* vegetation type in the red flag area is 0.38 ha. This small area provides only a low contribution to regional biodiversity values as the abundance and percent remaining of this vegetation type and overall native vegetation cover in the region is relatively high.
- The area of the *Swamp Mahogany swamp forest on coastal lowlands of the North Coast and Northern Sydney Basin* vegetation type in the red flag area is 0.5 ha. This small area provides only a low contribution to regional biodiversity values as the abundance of this vegetation type and overall native vegetation cover in the region is relatively high.
- The current and known future land uses surrounding the red flag area, including the Residential 2A zoning and widening of The Entrance Road (Central Coast Highway) are likely to further disturb the vegetation in the red flag area and reduce its long-term viability.
- The native vegetation in the red flag area is not a highly cleared vegetation type.

Signed
Director General
Department of Environment, Climate Change and Water

Dated: 23rd December 2010

Forresters Beach Biobanking Assessment - Red Flag Variation Report by Ecological Australia

http://www.environment.nsw.gov.au/resources/bimspr/S2AssesRpt.pdf