

3 December 2020

Ron Lamari
Senior Development Manager
Allam Property Group

Dear Ron,

Re: Annual Reporting EPBC 2016/7684 (2020 Monitoring), Residential Subdivision at 1-41 Marsh Road, Silverdale NSW (Lot 1, DP588912) (EPBC 2016/7684)

Please find attached the Annual Reporting associated with the EPBC 2016/7684 conditions for the Residential Subdivision at 1-41 Marsh Road, Silverdale NSW (Lot 1, DP588912) (EPBC 2016/7684). The Annual Reporting is associated with actions taken place between September 2019 to date.

Based on the actions carried out to date, and the information and correspondence provided, Allam Property Group has addressed the specified conditions.

A copy of Bio-banking credit retirements to date as issued by Office of Environment and Heritage/Biodiversity Conservation Division, were forwarded onto both Wollondilly Council and EPBC Monitoring Team in September 2020.

Should you require any further information, please do not hesitate to contact me.

Yours sincerely,



Luke Baker
Ecology Team Leader
Accredited Assessor
Niche Environment and Heritage

Annual Reporting of Conditions of Approval

1. The person taking the action must not clear more than 9.25 hectares of SSTF ecological community and must limit all vegetation clearing to within the project disturbance boundary

Clearing associated with Stages 1, 2, 3 and 4 has occurred at the site.

No more than 9.25 ha of SSTF has been cleared. All clearing undertaken is located within the approved disturbance boundary.

2. Prior to the commencement of the action, the person taking the action must secure a Managed Reserve as shown in Annexure A, and manage it in accordance with the Vegetation Management Plan approved by the Wollondilly Shire Council and in accordance with Schedule 1 of the BioBanking Statement.

Managed Reserve as identified in Schedule 1 has been made secure by placement of temporary construction fence.

Suitable sedimentation fencing in place to minimise potential for erosion and sedimentation has been carried out as part of civil works.

Site inspection of the on-site BioBank site has been inspected by both Niche Environment and Heritage and the Biodiversity Conservation Trust (BCT) on the 28th of October 2020. Whilst the site assessment focused on the on-site BioBank site, the outcome was that passive management carried out to date is sufficient.

3. To compensate for the loss of 9.25 hectares of SSTF, the person taking the action must purchase and retire a minimum of 365 Narrow-leaved Ironbark - Broad-leaved Ironbark - Grey Gum open forest of the edges of the Cumberland Plain, Sydney Basin Bioregion (HN556) credits. Credits must be retired prior to the commencement of each stage of the action as described in Annexure B and Schedule 2 of the BioBanking Statement. Credits must be retired at a registered BioBank Site.

Allam property Group have provided evidence of all the retired credits to the EPBC Monitoring Team in September 2020, including:

- A copy of the stage 1 retired credits was included into the September 2019 monitoring report.
- A copy of the Stage 2 retired credits was provided in September 2019.
- A copy of the Stages 3 and 4 retired credits were provided March 2020.

All credits have been retired from registered BioBank sites.

A copy of Bio-banking credit retirements to date as issued by Office of Environment and Heritage/Biodiversity Conservation Division, were forwarded onto both Wollondilly Council and EPBC Monitoring Team in September 2020.

4. Within 2 weeks following the retirement of credits for each stage as described in dated Annexure B (required under condition 3), the person taking the action must submit a BioBanking Retirement Credit Report to the Department as evidence of compliance.

Evidence of the BioBanking credit retirement has been provided to DoEE via EPBCMonitoring@awe.gov.au as instructed by the AEW Environmental Compliance Branch in October 2020.

5. The person taking the action must ensure that the BioBanking Agreement(s) associated with the established BioBank Site(s) include:

a. specific reference to EPBC Act listed SSTF;

b. a description of the management measures that will be implemented, including a discussion of how the measures outlined take into account EPBC Act guidelines and policies relevant to EPBC Act listed SSTF;

c. performance indicators for evaluating the management of the BioBank site(s);

d. corrective measures and contingency measures (including evaluation measures) that will be used in the event that performance indicators are not met.

Condition noted. Credits retired for SSTF meet the Commonwealth Definition, and have the associated management measures and indicators to ensure the in-perpetuity protection and enhancement of Commonwealth SSTF.

6. As evidence of compliance, the person taking the action must provide the Department with a copy of the BioBanking Agreement(s), 2 weeks prior to the retirement of credits as required under condition 3.

Allam property Group have provided evidence of all the retired credits to the EPBC Monitoring Team in September 2020, including:

- A copy of the stage 1 retired credits was included into the September 2019 monitoring report.
- A copy of the Stage 2 retired credits was provided in September 2019.
- A copy of the Stages 3 and 4 retired credits were provided March 2020.

A copy of Bio-banking credit retirements to date as issued by Office of Environment and Heritage/Biodiversity Conservation Division, were forwarded onto both Wollondilly Council and EPBC Monitoring Team in September 2020.

Administrative conditions

7. Within 14 days after the commencement of the action, the person taking the action must advise the Department in writing of the actual date of commencement.

BioBanking Agreements in place for the retirement of the required credits.

8. Within three months of every 12 month anniversary of the commencement of the date of action, the person taking the action must publish a report on the Allam Property Group this notice 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. The report must remain published

for the life of the approval. The person taking the action must continue to publish the report annually unless otherwise agreed to in writing by the Minister.

The report has been updated for the required 12 months update from the last report issues in 2019. Previous annual reports are available on Allam Property Group website.

9. Upon the direction of the Minister, the person taking the action must ensure that an independent audit of compliance with the conditions of approval is conducted and this notice 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.

Noted.

10. If, at any time after five (5) years from the date of this approval, the person taking the action has not commenced the action, then the person taking the action must not commence the action without the written agreement of the Minister.

Period is currently 3 years from date of Development Application Approval. Works have now commenced.

Review prepared by: Luke Baker, Ecology Team Leader, Niche Environment and Heritage Pty Ltd.

Dated: 3rd December 2020