

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

The Independent Planning Commission (the Commission), as the declared consent authority under section 2.7 of the *State Environmental Planning Policy (Planning Systems) 2021* and section 4.5 of the *Environmental Planning and Assessment Act 1979*, approves the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.

[Delegate Name]
[(Delegate Title)]
Member of the Commission

Sydney

[Current Year]

SCHEDULE 1

Development consent: **SSD 7169** granted by the Independent Planning Commission on 23 December 2019

For the following: A 308 lot residential subdivision, a Neighbourhood Safer Place, open space and drainage reserves

Applicant: Allen Price Pty Ltd

Consent Authority: Independent Planning Commission

The Land: Lot 30 in DP 1198692
George Evans and Jonsson Roads, Mundamia

Modification: Changes to Condition D14 of the Development Consent primarily relating to types of Biodiversity Offsets, and minor changes to Lots 519 and 520

SCHEDULE 2

The above approval is modified as follows:

1. Schedule 2 Condition D14 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~striketrough~~ words/numbers as follows:

A BIODIVERSITY OFFSET REQUIREMENTS

D14. The Applicant must retire the credits listed in **Table 1**, or retire credits as otherwise agreed by the Planning Secretary, to offset the ecological impacts of the development in accordance with the **NSW Biodiversity Offset Policy for Major Projects (OEH 2014b)** Framework for Biodiversity Offset Assessment. The credits must be retired in phases prior to the commencement of works within stages 1, 4 and 7 of the development, in accordance with the minimum requirements set out in **Table 2** below.

Table 1: Total Ecosystem and Species Credits Required to Offset the Development

| Summary of Ecosystem Credits | | |
|--|-------------------------|-------------------------|
| Plant Community Type | Impact Area (ha) | Credits Required |
| <u>SR594 Red Bloodwood - Hard-leaved Scribbly Gum - Silvertop Ash heathy open forest on sandstone plateaux of the lower Shoalhaven Valley, Sydney Basin Bioregion (PCT 1082)</u> OR SR549 Grey Gum – Blue-leaved Stringybark open forest on gorge slopes, southern Sydney Basin Bioregion and north east South Eastern Highlands Bioregion | 4.27 | 251 |
| <u>SR556 SR595 Hairpin Banksia- Kunzea ambigua – Allocasuarina distyla heath on coastal sandstone plateaux, Sydney Basin Bioregion</u> OR <u>SR557 Hairpin Banksia - Slender Tea-tree heath on coastal sandstone plateaux, Sydney Basin Bioregion (PCT 882)</u> | 2.29 | 109 |
| <u>SR594 Red Bloodwood - Hard-leaved Scribbly Gum - Silvertop Ash heathy open forest on sandstone plateaux of the lower Shoalhaven Valley, Sydney Basin Bioregion (PCT 1082)</u> OR <u>SR595 SR648 Red Bloodwood – scribbly gum healthy woodland on sandstone plateaus of the Sydney Basin Bioregion</u> | 3.16 | 151 |
| <u>SR648 SR556 Swamp mahogany swamp sclerophyll forest on coastal lowlands of the Sydney Basin Bioregion and South East Corner Bioregion</u> | 0.74 | 33 |
| TOTAL | 10.46 | 544 |
| Summary of Species Credits | | |
| Species | Impact Area (ha) | Credits Required |
| Triplarina nowraensis (Nowra Heath-myrtle) | 0.945 ha | 4,995 |

Table 2: Staging Schedule of for the Retirement of Ecosystem and Species Credits Required to Offset the Development

| Timing | Biodiversity Offset Commitment |
|---|--|
| Prior to development commencing for Stage 1 | <ul style="list-style-type: none"> 60 ecosystem credits must be retired to offset the loss of the PCTs identified in Table 1; and 4,995 species credits must be retired to offset the loss of Triplarina nowraensis. |
| Prior to development commencing for Stage 4 | <ul style="list-style-type: none"> 242 ecosystem credits must be retired to offset the loss of the PCTs identified in Table 1. |

| | |
|---|---|
| Prior to development commencing for Stage 7 | <ul style="list-style-type: none"> 242 ecosystem credits must be retired to offset the loss of the PCTs identified in Table 1. |
|---|---|

2. Appendix 1 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~striketrough~~ words/numbers as follows:

| Supplementary Information | | |
|---|--|--|
| Drawing reference 25489-11 rev 47 <u>22A</u> | Allen Price and Associates <u>Allen Price and Scarratts</u> | 19 July 2017 <u>18 October 2024</u> |
| Subdivision Layout | | |

**End of modification
(SSD 7169 MOD 4)**