

**Extract of Consent Conditions re Biodiversity Offsetting  
55 Coonara Ave West Pennant Hills**

Consent from Local Planning Panel (ref no 585/2021/HC), dated 15<sup>th</sup> September 2021

For the development proposal “Demolition of existing buildings and ancillary structures, associated vegetation clearing and other associated works”, Consent Condition 23 refers to Biodiversity Offsetting Requirements, extracted screen shots provided below.

**23. Biodiversity Offsetting Requirements**

To offset the loss of biodiversity from the site from the development, the following ecosystem and species credits listed in the tables below must be retired prior to any clearing of vegetation.

The development must purchase and retire credits which may be satisfied by sourcing credits from the Biodiversity Credit market or payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the Biodiversity Offsets Payment Calculator (The amount payable to discharge an offset obligation will be determined at the time of payment).

**Table 1: Ecosystem credit required to be retired**

Impacted plant community type	Number of ecosystem credits	Offset option	IBRA subregion	Plant community type(s) / species that can be used to offset the impacts from development
PCT 1237 Blue Gum High Forest in the Sydney Basin Bioregion	57	Like-for-like	Cumberland, Burragorang, Pittwater, Sydney Cataract, Wollemi and Wyong. or Any IBRA subregion that is within 100 km of the outer edge of the impacted site.	PCT 1237 (HBT - No)

**Table 2: Species credits required to be retired**

Species credit	Number of species credits	Offset option	Approved variation species credit species that can be used to offset the impacts from development	IBRA region
<i>Ninox strenua</i> (Powerful Owl)	8	Like-for-like	<i>Ninox strenua</i> (Powerful Owl)	Any in NSW
<i>Pommerhelix duralensis</i> (Dural Land Snail)	17	Like-for-like	<i>Pommerhelix duralensis</i> (Dural Land Snail)	Any in NSW
<i>Myotis macropus</i> (Southern Myotis)	33	Like-for-like	<i>Myotis macropus</i> (Southern Myotis)	Any in NSW

A retirement certificate from the NSW Department of Planning, Industry & Environment and/or Statement confirming payment into the Biodiversity Conservation Trust from the Biodiversity Conservation Trust to demonstrate compliance with this condition is to be provided to The Hills Shire Council’s Manager – Environment and Health prior to the removal of any vegetation.

## Extract of Consent Conditions re Biodiversity Offsetting 55 Coonara Ave West Pennant Hills

Consent from Sydney Central City Planning Panel (matter no PPSSSC-314 - The Hills 860/2022/IP), dated 3<sup>rd</sup> November 2022

For the development proposal "Concept Development Application for 418 dwellings, comprising 252 apartments and 166 dwelling houses including civil works comprising new roads, earthworks, stormwater and services infrastructure", Consent Condition 45 refers to Biodiversity Offsetting Requirements, extracted screen shots provided below.

### 45. Biodiversity Offsetting Requirements

To offset the loss of biodiversity from the site from the development, the following ecosystem and species credits listed in the tables below must be retired prior to any clearing of vegetation.

The development must purchase and retire credits which may be satisfied by sourcing credits from the Biodiversity Credit market or payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the Biodiversity Offsets Payment Calculator (The amount payable to discharge an offset obligation will be determined at the time of payment).

**Table 1 Ecosystem credit requirement**

Impacted plant community type	Number of ecosystem credits	IBRA subregion	Plant community type(s) / species that can be used to offset the impacts from development
PCT 1237 Blue Gum High Forest in the Sydney Basin Bioregion	19	Cumberland, Burragorang, Pittwater, Sydney Cataract, Wollemi and Wyong. or Any IBRA subregion that is within 100 km of the outer edge of the impacted site.	PCT 1237 (HBT – No)

**Table 2 Species Credit Requirement**

Species	Number of Species Credits	Offset option	Approved variation species credit species that can be used to offset the impacts from development.	IBRA region
<i>Cercartetus nanus</i> (Eastern Pygmy Possum)	9	Like for like	<i>Cercartetus nanus</i> (Eastern Pygmy Possum)	Any in NSW
<i>Chalinolobus dwyeri</i> / Large eared Pied Bat	11	Like for like	<i>Chalinolobus dwyeri</i> / Large eared Pied Bat	Any in NSW
<i>Myotis macropus</i> / Southern Myotis	9	Like for like	<i>Myotis macropus</i> / Southern Myotis	Any in NSW
<i>Ninox strenua</i> / Powerful Owl	4	Like for like	<i>Ninox strenua</i> / Powerful Owl	Any in NSW
<i>Pommerhelix duralensis</i> / Dural Land Snail	10	Like for like	<i>Pommerhelix duralensis</i> / Dural Land Snail	Any in NSW

A retirement certificate from the NSW Department of Planning, Industry & Environment and/or Statement confirming payment into the Biodiversity Conservation Trust from the Biodiversity Conservation Trust to demonstrate compliance with this condition is to be provided to The Hills Shire Council's Manager – Environment and Health prior to the removal of any vegetation.