

Biodiversity certification of land (standard application)

Recommendation Report for the delegate of Minister for Energy and Environment, for conferring or refusing to confer biodiversity certification of land under Part 8 of the *Biodiversity Conservation Act 2016*

77–91 Warnervale Road, Warnervale

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Executive summary

The Proponent (Vale Nominee Pty Ltd) is seeking necessary approvals for a proposed residential subdivision at 77–91 Warnervale Road Warnervale, within the Central Coast Council Local Government Area (LGA) of New South Wales. On 16 May 2022, Biodiversity and Conservation Division's (BCD) Hunter Central Coast Planning team received an application for biodiversity certification to address the biodiversity impacts of the proposed development.

Standard biodiversity certification has been selected by the Proponent to address impacts to biodiversity and assessment under the *Biodiversity Conservation Act 2016* (BC Act). The proponent has sought biodiversity certification at the rezoning stage for certainty at the development application stage. The biodiversity certification assessment report (BCAR) finds that the development will impact some habitat for threatened species; however, the impacts are considered acceptable as outlined in this recommendation report.

The proposal would provide for approximately 60 lots zoned R1 and R2 Residential and one lot zoned RE1 Private Recreation for drainage.

A total of 4.37 hectares (ha) would be certified for development, representing approximately 84.5% of the assessment area. Of the 4.37 ha to be certified 1.72 ha is comprised of native vegetation. Along the southern boundary, 0.8 ha of native vegetation would be retained as avoided land comprising 15.5% of the site. The overall balance of Certified Land compared to avoided land is consistent with the avoid and minimise hierarchy, with residual impacts to be offset, as outlined in the BC Act and the Biodiversity Assessment Method (BAM).

Impacts of the proposal would be mitigated by implementation of a biodiversity management plan and biodiversity certification agreement (BCA). Unavoidable impacts will be offset by the retirement of credits via payment into the Biodiversity Conservation Fund (BCF).

BCD has recommended that the proposal is suitable for biodiversity certification under section 8.2 of the BC Act.

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1. Purpose of document

This report provides a recommendation to the decision-maker, as delegate to the Minister for Environment, on whether to confer biodiversity certification under section 8.2 of the BC Act. It documents the review of the application by Department of Environment and Planning (the department) against the requirements of the BC Act and the Biodiversity Assessment Method (BAM).

The Minister's power to confer or refuse to confer biodiversity certification for non-strategic applications under Part 8 of the BC Act has been delegated to band 2 and 3, Senior Executives of the department.

Name of recommending officer:	Sarah Warner, Senior Conservation Planning Officer, Department of Planning and Environment
Name of decision-maker	Brendan Bruce, A/Deputy Secretary, Biodiversity, Conservation and Science, Department of Planning and Environment, as delegate of the Minister for Environment and Heritage
CM9 container and record numbers:	Container: SF22/140576 This recommendation report: DOC22/140576-4
Name of applicant/s:	Vale Nominee Pty Ltd
Date application received:	16 May 2022
Dates of public notification under section 8.6(3):	9 September 2022 to 10 October 2022

2. Documents before the decision-maker

Tab	Document
1	Decisions report
2	Biodiversity certification order
3	Biodiversity certification agreement
4	Recommendation report
5	Application for biodiversity certification
6	The proponent's biodiversity certification assessment report

3. Overview of application

3.1 Background

The biodiversity certification assessment area (BCAA) for 77–91 Warnervale Road, Warnervale covers 5.17 ha of land within the Central Coast Local Government Area. It is located within the Warnervale South Urban Release Area covered by the Wyong Structure Plan (2012) and Wyong Shire Development Control Plan 2013, in an area known as Warnervale Precinct 7A.

The site is comprised of cleared to moderately vegetated R1 General Residential land, R2 Low Density Residential and RE1 Public Recreation land. Adjoining the site is Warnervale Road to the north and Virginia Road to the east. To the south and west lies a mixture of recently cleared, developed and vegetated R1 and R2 Residential land and remnant vegetation.

The Proponent seeks to develop the site in a way that maintains the biodiversity values on-site while allowing development. The proposal has been designed to limit future development impact to the high biodiversity value in the south of the site.

Current and proposed land use

The site is currently zoned R1 General Residential and RE1 Public Recreation in the northern portion and R2 Low Density Residential in the southern portion under the Central Coast Consolidated Local Environmental Plan 2022.

The proposal is to facilitate a residential subdivision to create 60 R1 and R2 residential lots, and one larger lot for the avoided land. A planning proposal may be required to remove the RE1 zoned land before it can be included as part of the residential subdivision, this may involve an alternate stormwater and drainage plan.

Reason for certification application

The proponent is seeking biodiversity certification for certainty at the planning proposal and development application stage.

Summary of the proposal

The application for biodiversity certification was made by Cumberland Ecology (the Accredited Assessors) on behalf of the Proponent.

The biodiversity certification assessment area covers approximately 5.17 ha. The following is proposed:

- in perpetuity protection of 0.8 ha avoided land that is of high biodiversity value being comprised of:
 - Plant Community Type (PCT) 1619 Smooth-barked Apple - Red Bloodwood - Brown Stringybark - Hairpin Banksia heathy open forest of coastal lowlands
 - the only threatened flora species found on site (*Callistemon linearifolius*)
 - a wildlife corridor that provides habitat to threatened species such as the squirrel glider, southern myotis and *Callistemon linearifolius*.

- biodiversity certification of 4.37 ha of land for development. Biodiversity attributes and impacts associated with the certification of this land are summarised below:

Impacted plant community type/ TEC	Area impacted (ha)	Number of ecosystem credits
PCT 1619 Smooth-barked Apple - Red Bloodwood - Brown Stringybark - Hairpin Banksia heathy open forest of coastal lowlands	1.72	26

Impacted species	Area of habitat (ha)	Number of species credits
Southern myotis (<i>Myotis macropus</i>)	1.7	36
Squirrel glider (<i>Petaurus norfolcensis</i>)	1.2	36

History of the proposal

The draft biodiversity certification assessment report (BCAR) was received by the Biodiversity Conservation Division (BCD) on 23 March 2022. BCD wrote to Cumberland Ecology on the 20 April 2022 recommending:

- consultation with Central Coast Council (council)
- lodgement via the Biodiversity Offsets and Agreement Management System (BOAMS) and inclusion of information under Appendix K (BAM 2020) such as data field sheets and GIS shape files
- surveys in accordance with the Departments threatened species guidelines and Threatened Biodiversity Data Collection (TBDC)
- assessment of the local squirrel glider population
- additional information regarding the protection and conservation of the wildlife corridor.

The BCAR (**Version 1**), including application form and supporting documents were received by BCD on 16 May 2022. BCD wrote to Cumberland Ecology on 22 June 2022 advising of the consultation requirements and certification process.

On the 17 June 2022 the applicant wrote to council regarding the potential biodiversity certification. On 28 July 2022 council provide a written response regarding the potential biodiversity certification. Recommendations made by council included further consideration of the squirrel glider, glossy black cockatoo and ongoing management / protection of the avoided land. On the 17 August 2022 the applicant updated the BCAR (**Version 2**) to address these recommendations.

The BCAR (**Version 2**) was publicly exhibited between the 9 September 2022 and 10 October 2022. No public submissions were received.

Most issues raised by the BCD and council were identified as being reasonably addressed with exception of the management of the wildlife corridor. BCD has recommended conditions as part of the BCA to resolve these remaining BCAR issues.

3.2 Biodiversity certification assessment area

The proposed BCAA is shown on Figure 1 and is described as Lot 72 DP 7091, 77–91 Warnervale Road Warnervale.

The land proposed for biodiversity certification totals 4.37 ha with the avoided land comprised of 0.8 ha.

Land use	Area (ha)	Native vegetation extent (ha)	% total of BCAA
BCAA	5.17	2.52	100
Land proposed for biodiversity certification (land to be developed)	4.37	1.72	84.5
Retained land (land within the BCAA that is not proposed for certification)	Nil	Nil	Nil
Avoided land (land that is avoided for biodiversity reasons)	0.8	0.8	15.5

Maps

A series of maps have been included in the section below to provide a visual reference to the distribution of biodiversity values across the assessment area. Each impacted threatened entity is included in a map. These maps have been presented as a standalone section to provide an initial visual reference for the rest of the report. All maps in this Recommendation Report have been created using data supplied by the authors of the BCAR.

The maps are:

- Figure 1 Biodiversity certification assessment area (BCAA), area proposed for biodiversity certification and avoided land (residual within BCAA)
- Figure 2 Proposed future use
- Figure 3 Location of threatened species
- Figure 4 Species polygon used to determine species credit requirements for the *Callistemon linearifolius*, southern myotis, squirrel glider
- Figure 5 Hollow bearing tree.



Figure 1 Biodiversity certification assessment area (BCAA) (yellow) including land proposed for biodiversity certification (red) and avoided land (residual within BCAA)



Figure 2 Proposed future use



Figure 3 Location of threatened species



Figure 4 The species polygon used to determine species credit requirements for *Callistemon linearifolius*, southern myotis, squirrel glider



Figure 5 Hollow bearing tree

3.3 Land ownership

The holding comprises entirely of Lot 72 DP 7091, 77–91 Warnervale Road Warnervale. Applicants need to be legal owners of the land (registered on the Certificate of Title) proposed for certification or have obtained written approval from the legal owners of the land proposed. The proponent has obtained written approval for biodiversity certification from the legal owners.

3.4 Parties to the application

The following person/s or body/s are proposed parties to the application for biodiversity certification:

Party Name (ABN/ACN if relevant)	Contact
Vale Nominee Pty Ltd ABN 12 650 026 887	George Rounis Director Vale Nominee Pty Ltd Level 5, 65 Walker Street North Sydney 2060

4. Matters for the decision-maker to consider

For lands to be biodiversity certified, the decision-maker must be satisfied in relation to certain matters outlined in Part 8 of the BC Act. These matters have been assessed by Department of Planning and Environment, Environment and Heritage Group and documented in this recommendation report.

BC Act section	Matters to be considered by the decision-maker
Consultation and public notification	
8.6(1)	Consultation with local council
8.6(2)	Consultation with Minister for Planning
8.6(3)	Public notification requirements
Biodiversity considerations	
6.5, 8.8	Impacts likely to have serious and irreversible impacts on biodiversity values
6.2(d), 6.13	Measures taken to avoid and minimise impacts
Overall assessment	
8.7	Whether approved conservation measures adequately address the likely impacts on biodiversity values

5. Consultation and public notification

5.1 Consultation with local council

Consultation with the applicant, Central Coast Council (council) and BCD has been ongoing throughout the assessment process. On 17 June 2022, Vale issued a letter to council to carry out its obligation under cl 8.4(2) of the BC Regulation. On 28 July 2022, council made its submission via email to Vale's solicitors in relation to the Part 8 Biodiversity Certification Application. Following receipt of council's submission, the applicant considered and addressed the points raised by updating the BCAR.

Discussion

Most issues raised by council were reasonably addressed with potential exception of the ongoing management and protection of the wildlife corridor. BCD had similar concerns for these issues and has recommended conditions as part of the BCA and biodiversity management plan (BMP) to resolve these remaining issues.

Recommendation

That the decision-maker be satisfied that the requirements for consultation with the local council of the area set out in section 8.6(1) of the BC Act and clause 8.4 of the BC Regulation have been met.

5.2 Consultation with Minister for Planning

Discussion

On 7 December 2022, the Minister for Environment and Heritage wrote to the Minister for Planning to consult on the biodiversity application for 77–91 Warnervale Road, Warnervale. The Minister for Environment and Heritage requested a response within 30 days if the Minister for Planning had any comments. At the time of preparing this report (17 January 2023), no response had been received.

BCD staff discussed the application with staff from NSW Planning on a number of occasions and no issues were raised.

Recommendation

That the decision-maker be satisfied that consultation with the Minister for Planning has occurred in accordance with section 8.6(2) of the BC Act.

5.3 Public notification

Section 8.6 of the BC Act sets out the requirements for public notification of the application.

Details of consultation	Discussion
Was consultation under s 8.6 of the BC Act followed?	The application was advertised as per s8.6 of the BC Act (see below).
Time period application was on exhibition	The BCAR and supporting documentation was: exhibited from 9 September 2022 to 10 October 2022 exhibited on the 'Have your say' website from 9 September 2022 to 10 October 2022, providing an extended period for comments.
Number of submissions received	No submissions were received.
Is the application varied as a result of submissions? Please provide details.	No

Recommendation

That the decision-maker be **satisfied** that the public notification requirements in section 8.6(3) of the BC Act have been met and that further public notification is not required.

6. Biodiversity considerations

6.1 Measures to avoid or minimise impacts

Section 7 of the BAM sets out strategies and actions to be taken to avoid or minimise impacts on biodiversity values. The land proposed for certification should avoid or minimise impacts to land with existing biodiversity values before offsets are proposed to compensate for any residual impacts.

Land that is avoided

The proposed development has been designed to avoid direct impacts to 0.8 ha of the 5.17 ha assessment area (Figure 1). The avoided land is comprised of the wildlife corridor that provides habitat to threatened species such as the squirrel glider, southern myotis and *Callistemon linearifolius*.

Mitigative Measures

The BCAR proposes a BMP as a mitigation measure to limit the biodiversity impacts on avoided land. The BMP is to be prepared by a suitably qualified ecologists and will need approval from the BCD prior to its implementation. Provisions regarding the timing of delivery of the BMP are provided in the BCA. The BMP will provide the overarching strategy to maintain biodiversity values across the Avoided Land and mitigate impacts during construction in the Certified Land. The BMP and its implementation will:

- assist with rehabilitation, ecological restoration, and ongoing maintenance of the corridor and threatened species habitat
- guide pre-clearance inspections and dewatering of the dam within the biodiversity certified area to mitigate impacts to residing fauna
- guide installation / monitoring of compensatory habitat such as nest boxes
- ensure other mitigation measures identified in the BCAR are implemented.

Avoiding and minimising indirect impacts

Indirect impacts can be divided into impacts that could occur because of construction activities, in the relative short term, or possible ongoing non-construction related indirect impacts. The following indirect impacts could occur because of the proposed development:

- increased sedimentation of the receiving ecosystem
- increased noise, vibration, and dust during construction
- weed introduction and/or spread during construction and occupation
- incidental damage or removal of retained native vegetation and habitat during construction and occupation
- increase in pest animal populations because of increased human activity during occupation
- edge effects due to increased human activity during occupation.

The proposed development reduces the likelihood of indirect impacts by enacting the following principles to avoid and minimise impacts to native vegetation and habitat:

- locating the project in areas where the native vegetation or threatened species habitat is in the poorest condition as much as possible to reduce the risk of impacting areas in better condition
- reducing the overall clearing footprint
- making provisions for the demarcation, ecological restoration, rehabilitation and/ or ongoing maintenance of retained native vegetation and habitat as outlined in the biodiversity certification agreement as to be refined in the BMP.

Given that approval from BCD is required before the BMP can be implemented, and the measures outlined in the BCAR, BCD is confident that this approach will result in appropriate outcomes.

Avoiding and minimising prescribed impacts

Prescribed impacts that could occur because of the proposed development include:

- impacts of development on the habitat of threatened species or ecological communities associated with non-native vegetation
- impacts of development on the connectivity of different areas of habitat of threatened species that facilitate the movement of those species across their range.

Impacts to habitat within non-native vegetation have been accounted for under direct impacts where impacts are in areas of poorer quality vegetation and higher quality vegetation has been avoided.

Regarding connectivity, significant connectivity will be retained and protected in the avoided lands. Other areas of the development are not anticipated to disrupt the connectivity of threatened species.

Impacts that are uncertain

BCD has considered the nature and extent of impacts that are uncertain. Mitigative measures outlined in the BCAR and described above are considered to reasonably mitigate any uncertainty around impacts.

Justification for impacts that are not avoided

The application will impact some habitat for threatened species such as the squirrel glider and southern myotis. On balance the BCD is satisfied these impacts can be adequately managed and mitigated and consider the protection of avoided land for biodiversity purposes a reasonable outcome.

Protecting avoided land

Avoided land will be protected by:

- establishing a positive covenant on the avoided land via a mechanism under section 88E of the *Conveyancing Act 1919* to ensure long term protection and management
- placing the avoided land in one large lot
- preparation and implementation of a BMP.

6.2 Serious and irreversible impacts

Section 8.8 of the BC Act sets out requirements regarding serious and irreversible impacts. If the Minister is of the opinion that the proposed biodiversity certification is likely to have serious and irreversible impacts, the Minister is required to take those impacts into consideration in determining the application and determine whether there are any additional and appropriate measures that will minimise those impacts.

Discussion

The BCAR has undertaken an assessment of potential serious and irreversible impacts. This assessment has been undertaken with the Guidance to assist a decision-maker to determine a serious and irreversible impact. BCD has reviewed the serious and irreversible impact assessments for provided in the BCAR. Key considerations are summarised below.

Large bent-winged bat and little bent-winged bat

The large bent-winged bat and little bent-winged bat were recorded foraging at both passive ultrasonic recording devices within the study area. These species are allocated to species credit class for breeding habitat only. Species sensitivity to loss is indicated by the TBDC as 'moderate'. Species sensitivity to potential gain for breeding is 'very high'. 'Potential breeding habitat' as defined by *The BAM Bat Guide* for these species includes 'caves, tunnels, mines or other structures known or suspected to be used'. No such habitat exists within the study area or nearby, given this a SAll on large bent-winged bat or little bent-winged bat is considered unlikely.

Corunastylis sp. Charmhaven, Genoplesium insigne, Thelymitra adorata

Assessment of *Corunastylis* sp. Charmhaven, *Genoplesium insigne*, *Thelymitra adorata* indicates that these species are unlikely to occur on site. The proposal is considered unlikely to impact habitat for these species and cause further decline.

Summary

A serious and irreversible impact is considered unlikely. BCD is of the opinion that the balance of impacts compared to avoided land will avoid a serious and irreversible impact.

Recommendation

That the decision-maker determine, in accordance with section 6.5 of BC Act, that the clearing of native vegetation and loss of habitat on land proposed for biodiversity certification **is not** likely to have serious and irreversible impacts on biodiversity values.

7. Whether approved conservation measures adequately address likely impacts

The Minister may only confer certification if satisfied (having regard to the BCAR) that the approved conservation measures under the biodiversity certification adequately address the likely impacts on biodiversity values of the biodiversity certification of the land.

7.1 Biodiversity Certification Assessment Report prepared in accordance with Biodiversity Assessment Method

A BCAR is a report prepared by an accredited person assesses in accordance with the BAM the biodiversity values of the land proposed for biodiversity certification. The BCAR has been reviewed by the Department of Planning and Environment as documented in this Recommendation Report.

Discussion

The Biodiversity Certification Assessment Report Lot 72 DP 7091 77–91 Warnervale Road, Warnervale was prepared by Dr David Robinson (Accredited Assessor No.17027) in accordance with s 6.10 of the BC Act.

BCD have reviewed the BCAR and application, it is consistent with the BAM 2020.

7.2 Impacts on native vegetation and habitat

The BCAA totals 5.17 ha. Impact to approximately 1.72 ha of native vegetation is proposed. Of the 1.72 ha of native vegetation to be impacted, 0.5 ha is comprised of low condition PCT 1619 Smooth-barked Apple - Red Bloodwood - Brown Stringybark - Hairpin Banksia heathy open forest of coastal lowlands.

Ecosystem credit requirements

Ecosystem credits are used to offset the impacts on threatened ecological communities, threatened species habitat for species that can be reliably predicted to occur on the subject land and other PCTs.

Development of the land for biodiversity certification will require a total of 26 ecosystem credits to be retired to offset the impacts to native vegetation and associated habitat for ecosystem credit species. Table 1 in Appendix 1 shows the credits required per impacted vegetation type.

Species credit requirements

Species credits are used to offset the residual impacts on threatened species that cannot be reliably predicted to occur on the land for certification. Presence is determined by important habitat maps, survey, or an expert report. Where an expert report is used, the Department requires evidence of Departmental approval of expert status.

The land proposed for biodiversity certification contains habitat for 2 species credit species. Development of the land would require a total of 72 species credits to be retired to offset the impact. Table 2 in Appendix 1 shows the credits required per impacted species.

Prescribed impacts

Two types of prescribed biodiversity impacts could occur because of the proposed development:

- Impacts of development on the habitat of threatened species or ecological communities associated with non-native vegetation; and
- impacts of development on the connectivity of different areas of habitat of threatened species that facilitates the movement of those species across their range and impacts of development on movement of threatened species that maintains their lifecycle.

Discussion regarding avoidance and minimisation of prescribed impacts is provided above in Chapter 6. No additional offsets are required for prescribed impacts.

Indirect impacts

Indirect impacts can be divided into impacts that could occur because of construction activities, in the relative short term, or possible ongoing non-construction related indirect impacts. The following indirect impacts could occur because of the proposed development:

- increased sedimentation of receiving waterways
- increased noise, vibration, and dust during construction
- weed introduction and/or spread during construction and occupation
- incidental damage or removal of retained native vegetation and habitat during construction and occupation
- increase in pest animal populations because of increased human activity
- during occupation; and
- edge effects due to increased human activity during occupation.

Measures to avoid and minimise indirect impacts are discussed above in Chapter 6. No additional offsets are required for indirect impacts.

7.3 Proposed conservation measures

Section 8.3(2) of the BC Act identifies the measures that can be specified in the order conferring biodiversity certification as approved conservation measures to offset the impacts on biodiversity values of the clearing of native vegetation and the loss of habitat on biodiversity certified land. Non-strategic applications must offset the impacts of the certification of land by retiring biodiversity credits.

Division 6 of Part 6 of the BC Act enables a person who is required to retire biodiversity credits to make a payment instead to the BCF of the value of the credits in accordance with the offset's payment calculator.

Name of credit	No. of credits	In accordance with like-for-like, or variation rules?	Current credit holder/ proposed BSA/BCF payment	Timing of purchase/ retirement of credits
PCT 1619 - Smooth-barked Apple - Red Bloodwood - Brown Stringybark - Hairpin Banksia heathy open forest of coastal lowlands	26	Like for like	BCF Payment	Prior to the issuing of the first subdivision certificate

Name of credit	No. of credits	In accordance with like-for-like, or variation rules?	Current credit holder/ proposed BSA/BCF payment	Timing of purchase/ retirement of credits
Squirrel glider (<i>Petaurus norfolcensis</i>)	36	Like for like	BCF Payment	Prior to the issuing of the first subdivision certificate
Southern myotis (<i>Myotis macropus</i>)	36	Like for like	BCF Payment	Prior to the issuing of the first subdivision certificate

Retirement of biodiversity credits

The conservation measures available to the Minister in granting certification for a standard biodiversity certification application is limited to:

- the retirement of credits; and
- measures to avoid and minimise the impact on biodiversity values.

Measures to avoid and minimise the impact on biodiversity value have been provided in Chapter 6.

Recommendation:

That the decision-maker be satisfied in accordance with section 8.7(1) of the BC Act that, having regard to the biodiversity certification assessment report, the approved conservation measures under the biodiversity certification adequately address the likely impacts on biodiversity values of the biodiversity certification of the land.

8. Decision on the application

The Minister may, by order published in the Gazette, confer biodiversity certification on specified land in accordance with this Part (section 8.2 BC Act).

Section 8.5 of the BC Act sets out the grounds on which the Minister may decline to deal with an application for biodiversity certification or confer biodiversity certification. Accordingly, Minister may decline to deal with an application for biodiversity certification or to confer biodiversity certification:

- if the application for certification has not been duly made
- insufficient information has been provided to enable the conferral of biodiversity certification
- for any other reason the Minister considers sufficient.

Discussion:

The BCAR draft version 2 was made available to members of the public in September and October 2022. The public were invited to make comment on the BCAR. No public comments were received during this time.

BCD considers that the application for biodiversity certification has adequately addressed the requirements of the BAM and that the proposed conservation measures under the biodiversity certification adequately address the likely impacts on biodiversity values of the biodiversity certification of the land (section 7 above).

The conferral of biodiversity certification should be subject to the terms of the proposed Ministerial order attached to the accompanying Briefing Note.

Recommendation

That the decision-maker confer biodiversity certification on land specified in the order in accordance with section 8.2 of the BC Act by signing and dating this Decision Report, and by signing and dating the order conferring biodiversity certification attached to the Briefing Note accompanying this report and approving its publication in the *Government Gazette*.

Appendices

Appendix 1 Native vegetation impacts and credit requirements

Table 1 Ecosystem credits required to offset the proposed biodiversity certification of land

Impacted plant community type/ TEC	Area impacted (ha)	No. of ecosystem credits	IBRA sub-region	Plant community types/s that can be used under like for like offset rules
PCT 1619-Smooth-barked Apple - Red Bloodwood - Brown Stringybark - Hairpin Banksia heathy open forest of coastal lowlands	1.7	26	Wyong, Hunter, Pittwater and Yengo. or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.	Sydney Coastal Dry Sclerophyll Forests This includes PCT's: 1083, 1138, 1156, 1181, 1183, 1250, 1253, 1619, 1620, 1621, 1623, 1624, 1625, 1627, 1632, 1636, 1638, 1642, 1643, 1681, 1776, 1777, 1778, 1780, 1782, 1783, 1785, 1786, 1787

Table 2 Species credits required to offset the proposed biodiversity certification of land

Impacted species	Area of habitat	Number of species credits	IBRA sub-region
Southern myotis (<i>Myotis macropus</i>)	1.7	36	Wyong, Hunter, Pittwater and Yengo. or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.
Squirrel glider (<i>Petaurus norfolcensis</i>)	1.7	36	Wyong, Hunter, Pittwater and Yengo. or Any IBRA subregion that is within 100 kilometres of the outer edge of the impacted site.

Appendix 2 Proposed credit retirement

Name of credit	BBAM or BAM credit	Number of credits	In accordance with like-for-like, or variation rules?	Current credit holder/ proposed BSA/ BCF payment	Timing of purchase/ retirement of credits
Ecosystem credits					
PCT 1619-Smooth-barked Apple - Red Bloodwood - Brown Stringybark - Hairpin Banksia heathy open forest of coastal lowlands	BAM	26	Like for like	BCF Payment	Prior to the issuing of subdivision certificates
Species credits					
Squirrel glider (<i>Petaurus norfolcensis</i>)	BAM	36	Like for like	BCF Payment	Prior to the issuing of subdivision certificates
Southern myotis (<i>myotis macropus</i>)	BAM	36	Like for like	BCF Payment	Prior to the issuing of subdivision certificates

Appendix 3 Credit summary

List the name and number of all ecosystem and species credits required for the land where biodiversity certification is proposed. Against each required credit, list the name and number of credits to be retired (or payment into the Biodiversity Conservation Fund (BCF) as an alternative to retiring credits).

Credit requirements		Proposed offset measures					Surplus or deficit
Ecosystem/species	Name of credit	Credit class	No. credits required for land proposed for certification (A)	Retirement of credits or payment into the BCF	Name of credit to be retired or obligation to be met by payment into the BCF	No. of credits to be retired (B) or obligation to be met by payment into the BCF	Number of credits in surplus or deficit (B-A)
Ecosystem	PCT 1619	Sydney Coastal Dry Sclerophyll Forests This includes PCT's: 1083, 1138, 1156, 1181, 1183, 1250, 1253, 1619, 1620, 1621, 1623, 1624, 1625, 1627, 1632, 1636, 1638, 1642, 1643, 1681, 1776, 1777, 1778, 1780, 1782, 1783, 1785, 1786, 1787	26	TBC	PCT 1636 within the Wyong , Hunter, Pittwater and Yengo. or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.	26 credits	Nil
Species							
Squirrel glider (<i>Petaurus norfolcensis</i>)			36	TBC		36	Nil
Southern myotis (<i>Myotis macropus</i>)			36	TBC		36	Nil