

ADDENDUM - STATEMENT OF ENVIRONMENTAL EFFECTS

Lot 602 in DP1277714,

83 Lakewood Drive,

MERIMBULA NSW 2548

Proposed Construction of a Seniors Housing Development consisting Eighty-nine (89) independent living units, social and recreation amenity, swimming pool, ground floor and basement car park, and landscaping.

October 19, 2022

HDC

Haskew de Chalain

PLANNING

This report was prepared by Ivan Kokotovic and approved for release by Gilbert de Chalain.

Haskew de Chalain



Ivan Kokotovic

Senior Associate

Haskew de Chalain



Gilbert Blandin de Chalain MPiA

Partner



Office: Level 17, Suite 1730, 9 Castlereagh Street,
Sydney, NSW 2000

Email: ivan@hdcplanning.com.au

Mobile: 0410 058 359

Copyright: The concepts and information contained within this document is the property of **Haskew de Chalain**. Use or copying of this document in whole or in part without the written permission of **Haskew de Chalain** constitutes an infringement of copyright laws.

1 Additional information – *Biodiversity Development Assessment Report (BDAR)*

This addendum to the previously prepared and submitted report (prepared as a Statement of Environmental Effects), in support of a Development Application which proposes Seniors Housing development to occur over existing **Lot 602 DP1277714** known as **83 Lakewood Drive, Merimbula**, is submitted to verify that the initially referred to 'Biodiversity Development Assessment Report', has been made available in its final form.

The design phase of the proposed development has throughout its processes, been guided by the initial ecological site constraint studies (as previously advised by Council), and was informed by draft reports, which enabled the coordination of all other relevant consultants to input their expertise into the proposal, and thereby ensure certainty that the proposal development would be ecologically sensitive and responsive to site constraints, as required.

In the submitted planning report the ecological constraint considerations are characterised as follows;

Ecological Constraint

A suitably qualified ecologist (EcoPlanning) has been engaged in addressing whether the proposed development and establishment of Asset Protection Zones (APZs) for bushfire hazard management, will impact any sensitive ecological values present on the subject site (flora and fauna), and whether the site has been identified on Biodiversity Values Mapping.

After having undertaken on-site surveys and having reviewed the final Bushfire Hazard Assessment Report and Architectural documentation accompanying this application, EcoPlanning has advised that Biodiversity Offsets are required to support the proposed development.

The process of completing the Biodiversity Development Application Report (BDAR) is currently underway (at the time the application is submitted) pursuant to the Biodiversity Conservation (NSW BC) Act 2016, and it has been confirmed that the proposed offsets scheme shall be consistent with both the NSW BC and Australian Environmental Protection and Biodiversity Conservation (EPBC) Act.

It is confirmed that this completed BDAR is based upon the submitted plans, and that it has been undertaken and finalised in accordance with the relevant legislative requirements (primarily the Biodiversity Conservation Act 2016), identifying a required grand total species credit payment of **\$276,312.69**.

The report, now submitted along with the other documentation is identified as follows;

- Biodiversity Development Assessment Report, prepared by EcoPlanning, Project No. 2022-072, Version Final 1.0, dated 15th September 2022.