

31 January 2022

Our ref: 19SYD-12851

Allen, Price & Scarratts Pty Ltd  
75 Plunkett Street  
Nowra NSW 2541

Attention: Matt Philpott

Dear Matt,

**Callala Bay Masterplan and Biocertification Assessment**

I refer to your request to provide a short Statement regarding the differences between the submitted Biocertification Assessment Report and the revised MasterPlan for the proposed subdivision of land north of Emmett Street and west of Callala Bay Road.

As you are aware, Eco Logical Australia (ELA) were engaged by Allen, Price & Scarratts Pty Ltd on behalf of the land owners, Sealark Pty Ltd, to prepare a Biocertification Assessment and Strategy for the future development of the land in 2016. An application for biocertification was submitted to the then NSW Office of Environment and Heritage in July 2019 which was endorsed for public exhibition in September 2019.

In 2021, ELA was asked to modify the assessment report to exclude development from an approximate 2 ha area to protect an endangered plant, *Genoplesium baueri*, on-site. The final assessment was based on an indicative Masterplan for the subdivision of the site that provided for a “retained” area, to become a future Local Bushland Reserve, that provided a minimum 2.1 ha area plus additional surrounding land to provide for Asset Protection Zones, stormwater detention basins and open space, which were all assessed as impacted (See Figure 6 in the Biocertification Assessment Report).

Since the 2021 amendments were submitted to Shoalhaven Council and the Department of Planning and Environment (DPIE), we understand that Allens, Price & Scarratts have further ‘refined’ the indicative Masterplan as part of a subdivision DA. This has led to very minor differences (< 0.1 ha) in the area assessed in the biocertification assessment, however, these differences have actually increased the area of the bushland reserve and thus reduced the impact areas as shown in the figure below.

We understand that both the Department of Planning and the Biodiversity Conservation Division (Chris Page, Team Leader Planning) are happy for the Planning proposal and Biocertification Assessment to be publicly exhibited with these ‘minor’ differences and that prior to the final application for

biocertification being made to the Minister, that the Biocertification Assessment Report will be updated, along with any other changes resulting from the public exhibition process.



The areas shaded green is the retained land from Figure 6 in the 2021 Biocertification Assessment Report dated 22 October 2021.

The areas dotted yellow will be the new boundary of the “retained” land. It is noted that whilst there will be a very small impact to the original retained land (<0.001 ha) resulting from changes to the APZ, the additional areas to become “retained” land are significantly large. If you have any queries, please contact me on 0417 258 264.

Regards,

Robert Humphries  
Senior Principal Consultant Biodiversity Offset Programs