

# Modification of Development Consent

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

The Independent Planning Commission (the Commission), as the consent authority under 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.



**Michael Chilcott**  
Member of the Commission



**Sarah Dinning**  
Member of the Commission

Sydney

20 February 2025

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## SCHEDULE 1

<b>Development consent:</b>	<b>SSD 7169</b> granted by the Independent Planning Commission on 23 December 2019
<b>For the following:</b>	A 308 lot residential subdivision, a Neighbourhood Safer Place, open space and drainage reserves
<b>Applicant:</b>	Allen Price Pty Ltd
<b>Consent Authority:</b>	Independent Planning Commission
<b>The Land:</b>	Lot 30 in DP 1198692 George Evans and Jonsson Roads, Mundamia
<b>Modification:</b>	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**

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

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

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

Prior to development commencing for Stage 7	<ul style="list-style-type: none"> <li>242 ecosystem credits must be retired to offset the loss of the PCTs identified in Table 1.</li> </ul>
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2. Appendix 1 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~striketrough~~ words/numbers as follows:

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

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