

Biodiversity

Why this is important to Stockland

We develop new land for housing, including infrastructure and social amenities, to create sustainable, thriving communities. Development brings challenges and opportunities that we manage as we deliver our projects. In particular, developments on greenfield sites can impact local bushland habitat, ecological communities and protected or significant species.

As part of our strategy to deliver shared value, we aim to minimise and mitigate these impacts to protect the biodiversity of our surrounding environments. We also understand the inherent value of biodiversity conservation for protecting the values of Australia's unique flora and fauna.

We therefore seek to balance developable land with retention and activation of biodiversity to enhance the long-term success of our masterplanned communities. By proactively minimising and mitigating the impacts on biodiversity, we are also able to have more productive conversations at all levels of government on our development proposals.

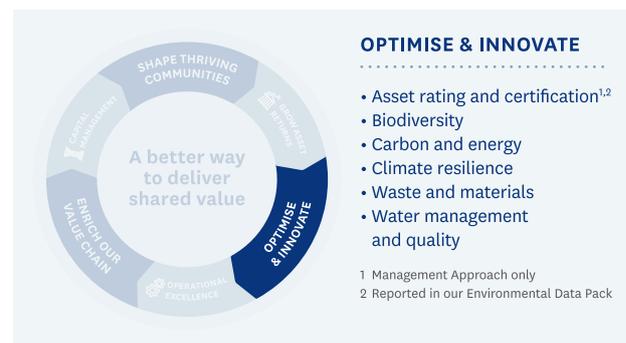
We appreciate that preserving biodiversity enhances the liveability and vitality of our communities over the long term. Our Liveability Index survey results tell us that our residential customers value green space and a connection to nature.

This Deep Dive document is a component of our FY20 sustainability reporting suite, which is publicly available on our [website](#). Our sustainability reporting is prepared in adherence to the International Integrated Reporting Framework principles of materiality, stakeholder responsiveness, reliability and completeness; in accordance with the GRI Standards¹(Comprehensive); and is **third party assured**. The material in this Deep Dive is supported by a wider collection of performance metrics contained in our **Environmental Data Pack**.



This Deep Dive is to be read in conjunction with our published approach to biodiversity, available as part of our sustainability reporting suite at **Our Management Approach to Biodiversity**.

Stockland's Sustainability Strategy



¹ The GRI Standards are global standards for sustainability reporting published by the Global Reporting Initiative (<https://www.globalreporting.org/standards/>)

Our key achievements

- Delivered activities to rehabilitate and restore Australian native biodiversity on 165 hectares of land across our assets in FY20, with plans to restore over 2,000 hectares of natural areas across our projects currently under development.
- Achieved a positive Biodiversity Index Score for our two masterplanned community projects assessed this year, with Paradise Waters (Qld) scoring 31.53 and West Dapto 2 (NSW) scoring 39.45 as a result of biodiversity protection and conservation mechanisms applied to each site.

Rehabilitated and restored

165ha

across our projects in FY20

Plans to restore

2,000ha

of natural areas across current projects

FY20 targets and progress

Optimise and Innovate

Focus area	Target	FY20 progress	Status	Future priorities
Make a net positive contribution to biodiversity value	All new eligible masterplanned residential communities to make an aggregated net positive contribution to biodiversity value ¹ in FY20.	Achieved a positive Biodiversity Index Score in the two projects assessed during FY20 - Paradise Waters (Qld) (31.53) and West Dapto 2 (NSW) (39.45).	Achieved	<p>Maintain a net positive contribution to biodiversity value as determined by the biodiversity calculator for all new masterplanned residential communities.</p> <p>Review our biodiversity calculator and methodology to ensure it continues to provide best practice assessment of our biodiversity project outcomes.</p> <p>Continue to work with local conservation groups, local, state and federal governments, and biodiversity experts to identify best practice design, restoration and engagement approaches on our project sites.</p>

¹ Contribution to biodiversity value as determined by the biodiversity calculator's Biodiversity Index Score (Good score >1; Moderate score 0-1; Poor score <0).

FY20 performance and case studies

Our biodiversity management is guided by site investigations and assessments undertaken by experienced ecologists throughout the process of masterplanning. Proposed conservation initiatives and actions are reviewed and approved by local or state regulatory authority. As a result of planning approvals, during FY20 we were actively protecting biodiversity at 23 of our masterplanned communities at various stages of development. Many of the areas identified for protection include species that are considered threatened or vulnerable.¹ Upon completion of these masterplanned communities, we will have placed approximately 2,735 hectares of land into protection for the purposes of biodiversity conservation, including rezoning for environmental protection, placing land into public ownership, and offsetting.

Our FY20 target was to make a net positive contribution to biodiversity value across our residential developments, as measured by our biodiversity calculator. A positive contribution means that, on balance, the net outcome will be beneficial to ongoing conservation of species and ecological communities through a range of planning, design and management initiatives. Common conservation initiatives include protection, offsetting, restoration and replanting.

During FY20 West Dapto 2 (NSW) and Paradise Waters (Qld) were assessed using the biodiversity calculator. West Dapto 2 achieved a positive Biodiversity Index result with a score of 39.45. The West Dapto 2 project site includes Illawarra Lowlands Grassy Woodland and Sub-tropical Rainforest native habitats. As a result of planning approvals, the project will set aside approximately 26 hectares of significant biodiversity on site and a further 31 hectares offsite through biodiversity offset protection. The on site and offsite protection has been provided to offset the impact of disturbance on site to approximately 5.5 hectares of existing native bushland. Paradise Waters achieved a positive biodiversity value contribution score of 31.53. As a result of planning approvals, the project will protect 113 hectares on site and 88 hectares offsite as significant koala habitat, which will be restored over the life of the project.

We have assessed 10 projects since 2015 and 100 per cent have achieved a positive result as determined by our biodiversity calculator. A full list of projects scored by our biodiversity calculator since FY15 is provided in our **Environmental Data Pack**. More information on the methods behind our biodiversity calculator can be found in **Our Management Approach to Biodiversity**.

Biodiversity conservation activities

We delivered 165 hectares of rehabilitation works during the year. Rehabilitation activities help support the longevity and resilience of significant biodiversity identified on our sites and are generally undertaken by specialist contractors as part of our biodiversity commitments for our projects.

Rehabilitation works were carried out across 10 projects ranging from small 0.27 hectares works at Brooks Reach, West Dapto, south of Sydney, to 65 hectares rehabilitation works at Highland Reserve in South East Queensland. Land where rehabilitation works have been completed will be protected in perpetuity through a range of mechanisms depending on the local planning system requirements and management regime specifications. For example, at Brooks Reach we will protect Thin Leaved Stringybark Grassy Woodland on site as well as land offsite agreed to under the NSW Government Biobanking Policy (now Biodiversity Offsets Scheme)². Similarly, we will be establishing a Biobank site at The Gables, our newly acquired project at Box Hill (NSW). The Biobank will be managed by a trust established specifically for the purpose of managing the Biobank land. Once we complete rehabilitation works across our projects currently under development, we will have restored over 2,000 hectares of natural areas.

¹ A total of 61 species or ecological communities on our development sites are considered threatened under Australian State and/or Commonwealth legislation. Of these species, 18 are included under various threatened species categories on the IUCN Red List.

² Biobanking (renamed the Biodiversity Offsets Scheme) enables 'biodiversity credits' to be generated by landowners and developers who commit to enhancing and protecting biodiversity values on their land.

We actively engage local community groups in our biodiversity activities to enhance the extent of our impact and to educate local communities on biodiversity values. Community groups help to define the value and biodiversity management activities planned for rehabilitation. At our Cloverton project in Melbourne, protection of biodiversity is governed by a biodiversity strategy established for the revised Melbourne Urban Growth Boundary. The strategy's purpose is to protect nationally threatened species including the Growling Grass Frog, Golden Sun Moth, Matted Flax Lily and the Striped Legless Lizard. Governance and management decisions for the 91 hectares of land to be rehabilitated along Merri Creek involve key stakeholders including Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation, Hume and Whittlesea City Councils, Mitchell Shire Council, Merri Creek Management Committee, Bicycle Network Victoria, local land owners and state government authorities. We continue to work with these stakeholders to restore and protect the corridor.

Other project-specific examples of our conservation activities in FY20 include:

- Rehabilitated 17.5 hectares of Native Grassland habitat for a number of nationally threatened species including the Golden Sun Moth, which has been transferred to the state government and is now under ongoing management by Parks Victoria, including Dohertys Creek and Croleys Creek.
- Continued to support ongoing management and monitoring of the translocation of Grand Spider Orchids from within the development boundary at Calleya (WA) to an area of public land with a large population of the orchids, where they can be conserved in perpetuity.
- Continued to work with our Aura (Qld) community reference panel, managed by Healthy Land and Water. The panel includes 18 local community and government stakeholder groups who review issues and progress relating to natural areas and biodiversity conservation.
- Delivered rehabilitation works across five hectares at our Willowdale (NSW) project. Across our Western Sydney projects, Willowdale and Elara, we will ultimately deliver 59 hectares of parkland, which will integrate wetlands, rehabilitated areas containing endangered ecological communities, and riparian corridors. Picnic areas, play areas, walking paths, native food trails and bird watching facilities have been delivered since the commencement of these projects.
- Continued the rehabilitation of 91 hectares of riparian land adjacent to the Coomera River prone to river disturbance and erosion at our Foreshore (Qld) project. Once rehabilitation works are complete, we will hand the land over to the council and the state government for ongoing management.
- Continued the restoration of an environmental corridor at Newport (Qld) with the aim of protecting the Ramsar-listed wetlands adjacent to the site, including planting over 100,000 trees and ongoing water quality monitoring through the life of project construction.

CASE STUDY

THE BENEFITS OF GREEN SPACE

The role of parks, playgrounds and natural areas is becoming increasingly important in our cities and suburbs. We know through our Liveability Index survey of our communities that the proximity and quality of local parks and natural environments are key drivers of liveability, particularly in more populated cities of Sydney and Melbourne. Since the COVID-19 lockdowns in early 2020, as people have increasingly ventured out in their local areas for physical exercise and perhaps more importantly, their mental wellbeing, the significance of green spaces has increased.

Across our two major projects in western Sydney, Willowdale in the South West and Elara in the North West, we will be creating close to 60 hectares of parklands, twice the size of Sydney's Royal Botanic Garden. Both projects will feature picnic areas, open park areas and a combined 12 kilometres of walking trails with a variety of environments to experience along the way, including native food trails and bird watching facilities.

Project Director, Patrick Noble, said, "Creating spaces for our residents to get out and explore nature is not only important to the lifestyle and wellbeing of our residents but also fosters pockets of biodiversity in Greater Sydney."

Over 1.1 million plants will be planted across both projects, building on the existing natural areas and protecting and enhancing endangered riparian forests and the Cumberland Plain Woodland ecological community. As at August 2020 we have completed close to 50% of the planting. The application of Water Sensitive Urban Design principles within both communities will filter rainwater runoff and protect and enhance wetland habitat. Ongoing conservation activities such as weed removal and formalisation of walking trails will continue to improve the role of these parkland corridors for biodiversity habitat, and will support migration opportunities for native plant and animal species across Sydney's west.

Across all our projects we have set ourselves a target to achieve a net positive outcome for biodiversity measured using our biodiversity masterplan calculator. The calculator is broadly based on the biodiversity calculators used by the GBCA to support their Green Star tools, and has been adapted by our consultants, Eco Logical Australia, to ensure relevance for large masterplanned communities.

