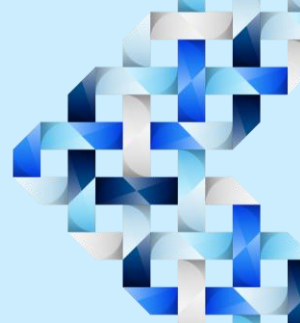




Our ref: DOC26/387665

Your ref: SSD-97092958

Emma Butcher
Senior Planning Officer Assessments

Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

9 July 2026

Subject: Response to Submission - Bullecourt Avenue, Milperra- Early Works & Stage 1 - SSD-97092958

Thank you for your email request dated 19th June 2026 seeking advice from the Biodiversity Technical Advisory (BTA) team within the Development Coordination Advisory regarding the Response to Submission (RtS) for the Early Works & Stage 1 at Bullecourt Avenue, Milperra (SSD-97092958).

BTA has reviewed the exhibited RtS and the accompanying technical reports and advises that the issues raised in the Conservation Programs, Heritage and Regulation Group (CPHR) advice dated 3 February 2026 have been satisfactorily addressed.

Please refer to Attachment 1 for the recommended biodiversity conditions of consent.

If you have any questions regarding this advice, please email DCA Front Door at dca.enquiries@dphi.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "Erin Roper". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Erin Roper
Biodiversity Technical Advisory
Development Coordination Authority
Department of Planning, Housing and Infrastructure

Attachments:

Attachment 1

Attachment 1 – CPHR Comments on Residential Development with In-fill Affordable Housing - SSD-97092958

In preparing this advice BTA has reviewed the following documents:

- CPHR advisory letter, 3 February 2026
- Response to Submission, Beam Planning, 16 June 2026
- Response to Test of Adequacy Comments, Beam Planning, 10 June 2026.
- Biodiversity Development Assessment Report, Cumberland Ecology, 10 June 2026. (BDAR)
- Vegetation Management Plan, Cumberland Ecology, 10 June 2026. (VMP)
- Arboricultural Impact Assessment, Temporal Tree Management, revision 4, 19 March 2026. (AIA)

The BTA recommends that the following biodiversity matters should be conditioned as part of any consent:

1	Implementation of BDAR Mitigation Measures	All mitigation measures outlined in the BDAR.
2	Retirement of Biodiversity Credits	Biodiversity credits to be retired in accordance with the BDAR.
3	Implementation of Arboricultural Impact Assessment Measures	All tree protection measures and specifications detailed in the Arboricultural Impact Assessment report.