

Padraig Scollard
Associate
Keylan
43A The Corso
Manly NSW 2095

Our ref: SSD 80482713

11 September 2025

Subject: Macarthur Gardens North – Site R3 (SSD 80482713) – Request to waive the requirements for a BDAR under the Biodiversity Conservation Act 2016

Dear Padraig,

I refer to your correspondence dated 31 July 2025 (as amended 25 August 2025), seeking the Planning Secretary's approval to waive the requirement for a Biodiversity Development Assessment Report (BDAR) to be submitted as part of the above referenced State significant development (SSD) application.

Description of proposed development

The SSD pertains to a residential development at the Macarthur Gardens North Precinct known as 'R3' at Goldsmith Avenue, Campbelltown for the construction of a residential flat building comprising affordable housing.

Under section 7.9(2) of the *Biodiversity Conservation Act 2016* (BCA):

"Any such application is to be accompanied by a biodiversity development assessment report unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values."

This letter is to confirm that the Secretary of the Department of Planning, Housing and Infrastructure has determined that the proposed development as described above is not likely to have any significant impact on biodiversity values and that a BDAR is therefore not required to accompany any application for development consent or infrastructure approval for the proposed development.

I, as Delegate of the Planning Secretary within the Development Assessment and Infrastructure Division have determined that the proposed development is not likely to have any significant impacts on biodiversity values. Evidence that the Delegate of the Secretary within the NSW Department of Climate Change, Energy, the Environment and Water (Director of the Greater Sydney Branch) has made the determination is attached (dated 10 September 2025).

If there are any amendments to the proposed development, a new request for a BDAR waiver determination will be required or a BDAR may need to be prepared.

Should you have any further enquiries, please contact Lucinda Craig on 9585 6027 or via email to Lucinda.Craig@dpie.nsw.gov.au.

Yours sincerely,



Peter Mcmanus
Team Leader, Social and Diverse Housing Assessments
As delegate of the Planning Secretary

Encl: CPHR of NSW DCCEEW determination
Schedule 1 – Description of the proposed development

Determination under section 7.9(2) of the Biodiversity Conservation Act 2016

I, Louisa Clark, Director Greater Sydney, of the Department of Climate Change, Energy, the Environment and Water, under section 7.9(2) of the *Biodiversity Conservation Act 2016*, consider that the proposed SSD-80482713 – Macarthur Gardens North for the construction of a residential flat building comprising affordable housing at Site R3 Goldsmith Avenue, Campbelltown is not likely to have any significant impact on biodiversity values. Therefore, a Biodiversity Development Assessment Report is not required.

Proposed development means the development as described in DOC25/686339 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



10/09/2025

Louisa Clark
Director, Greater Sydney
Regional Delivery
Conservation Programs, Heritage, and Regulation Group

Date

SCHEDULE 1 – Description of the proposed development

The State Significant Development Application (SSDA) SSD-80482713 – Macarthur Gardens North proposes the construction of a residential flat building comprising affordable housing at Site R3, as detailed in the BDAR waiver request, prepared by Eco Logical Australia Pty Ltd (ELA), dated 25 August 2025.

Refer to:

- Figure 1 Location Map
- Figure 2 Previous vegetation mapping of the study area
- Figure 3 NSW Biodiversity Values map
- Figure 4 Historical Image of the study area
- Figure 5a Proposed Basement Plan
- Figure 5b Proposed Ground Floor Plan



Figure 1 Location Map



Previous Vegetation Mapping

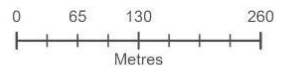
Subject site

Plant Community Type (NSW DCCEEW SVTM 2024)

- PCT 3319: Cumberland Shale Hills Woodland
- PCT 3320: Cumberland Shale Plains Woodland
- PCT 4024: Cumberland Blue Box Riverflat Forest

Strahler Stream Order

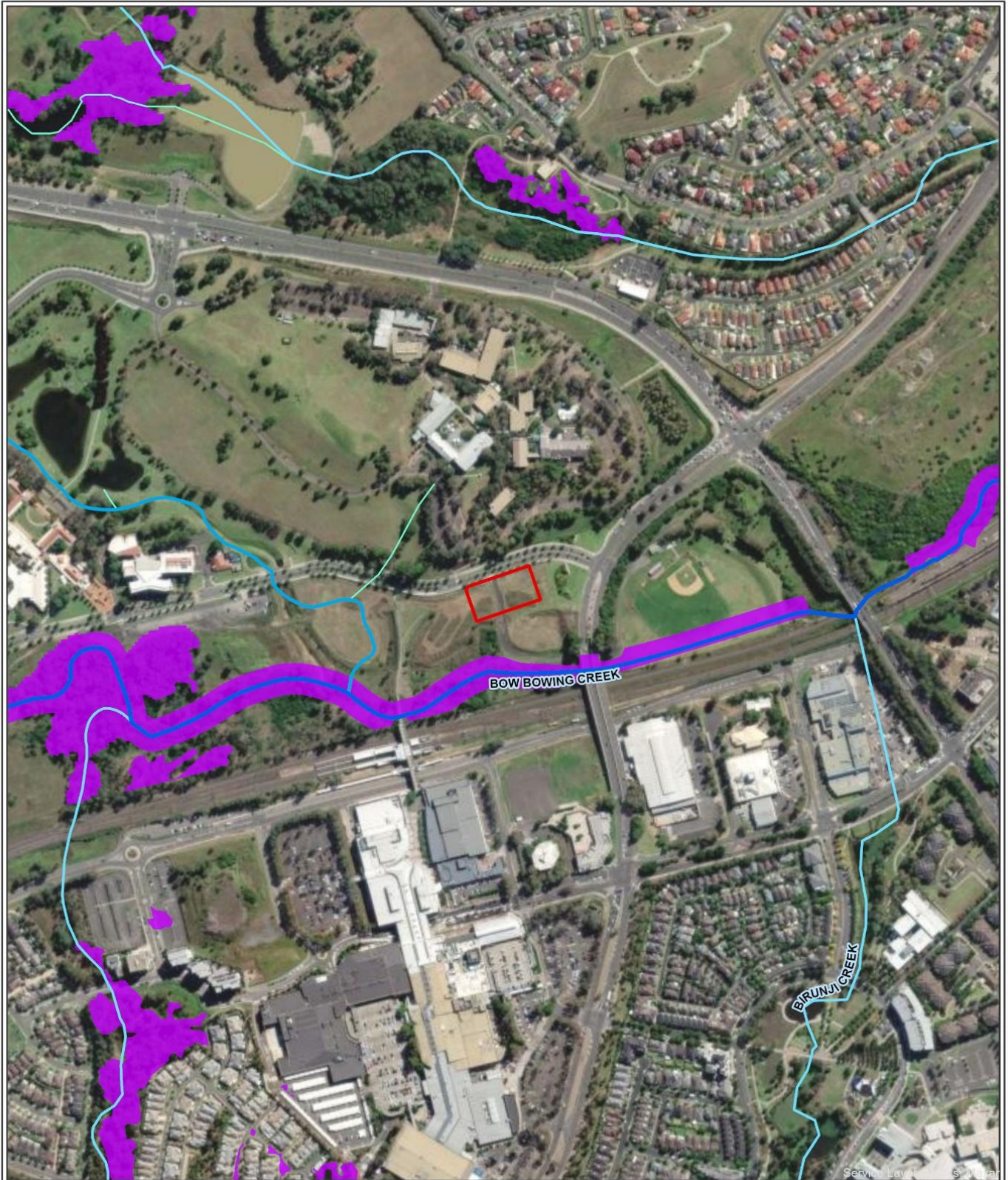
- 1st Order Stream
- 2nd Order Stream
- 3rd Order Stream
- 4th Order Stream





Datum/Projection:
GDA 1994 MGA Zone 56
Project: 10883-ML Date: 15/07/2025

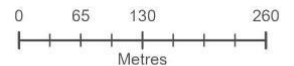


Figure 2 Previous vegetation mapping of the study area (DCCEEW, 2024)



Biodiversity Values

- | | |
|---|--|
|  Subject site | Strahler Stream Order |
|  Biodiversity Values Mapping |  1st Order Stream |
| |  2nd Order Stream |
| |  3rd Order Stream |
| |  4th Order Stream |



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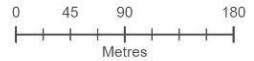
Figure 3 NSW Biodiversity Values map (DCCEEW, 2024)



Service Layer Credits

Historical Aerial Photo Enhancement (HAPE) - (1969) (NSW Spatial Services, DCS)

 Subject site



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Figure 4 Historical Image of the study area (DCS, 2024)



Figure 5a Proposed Basement Plan



Figure 5b Proposed Ground Floor Plan