

14 May 2026

Our ref: 25WOL12160

Aland
PO Box 9350
Harris Park
NSW 2150

Attention: Don Wang

Dear Don,

RE: Biodiversity Certification Report for Leppington Site B at 156-166 Rickard Road Leppington New South Wales 2179.

This Biodiversity Certification Report has been prepared by Eco Logical Australia (ELA) on behalf of Rickard 88 Development Pty Ltd (the Applicant) to address the project-specific Secretary's Environmental Assessment Requirements (SEARs) issued for the proposed State Significant Development Application (SSDA) SSD-84430209. The subject site is located at 156-166 Rickard Road Leppington New South Wales 2179 and within the South West Growth Area (SWGAs) in the Camden Local Government Area (LGA). The subject site comprises Lot 37//DP8979 and 38A//DP8979 as shown in Figure 1.

The subject site is currently zoned B7 Business Park and under the Leppington Town Centre Planning Proposal (LTCPP) the site is proposed to be rezoned to part SP2 Infrastructure, part RE1 Public Recreation, part B4 Mixed Use and part R4 High Density Residential (Figure 2).

The proposed development seeks to deliver a mixed-use residential precinct within Leppington Town Centre, referred to as the 'Residential Core' (Figure 3). The Residential Core Precinct will deliver a range of housing typologies in the form of build-to-rent, residential flat buildings and affordable housing units, as well as serviced apartments. This will unlock a total of 1,206 dwellings, comprising 1,017 residential apartments and 189 affordable housing units for Leppington Town Centre. Specifically, the SSDA seeks consent for:

- Delivery of site preparation works across the site, including demolition, vegetation removal, subdivision and internal road network,
- Delivery of public domain and open space works which contribute to the broader Leppington Town Centre open space network, and
- Construction of nine (9) buildings, comprising build-to-rent, affordable housing and serviced apartments in Blocks 1-5 and associated parking.

The proposed development is supported by a concurrent rezoning application to seek amendments to Appendix 5 Camden Growth Centres Precinct Plan within the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* pursuant to the concurrent rezoning process through the Housing Delivery Authority (HDA) planning pathway. This concurrent application will provide the rezoning and variations to development standards required to facilitate the delivery of the Residential Core Precinct and Leppington Town Centre, generally in accordance with the Leppington Town Centre State-Assessed Rezoning Proposal (SARP).

Biodiversity Certification and Statutory Considerations

Section 8.4(2) of the *Biodiversity and Conservation Act 2016* (BC Act) describes the effect of biodiversity certification in relation to development under Part 4 of the EP&A Act. This section states ‘an assessment of the likely impact on biodiversity of development on biodiversity certified land is not required for the purposes of Part 4 of the EP&A Act 1979’. Development or activity consistent with the certified land framework is therefore not subject to threatened species assessment requirements, including the test of significance under section 7.3 of the BC Act, or triggering of the Biodiversity Offsets Scheme (BOS).

The subject site is wholly biodiversity certified under the *Order Extending Biodiversity Certification of the Growth Centres EPIs* dated 6 June 2025, which extends the order conferring biodiversity certification on the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* order dated 11 December 2017. The site is located entirely within the Austral and Leppington North Precincts in the South West Growth Area and does not contain any Existing Native Vegetation (ENV) or Native Vegetation Regulatory (NVR) areas on site (Figure 4).

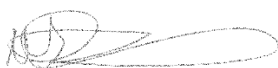
In accordance with biodiversity certification, biodiversity assessment under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) is not required. Consequently, a five-part test, Species Impact Statement (SIS), and Biodiversity Development Assessment Report (BDAR) are not required for development on certified land.

The site is covered by the Strategic Assessment for the North West and South West Growth Centres, which was endorsed in December 2011 and approved under section 146B of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) in February 2012. No separate EPBC Act approval is required for development within the approved scope, and this approval remains valid until 31 December 2041.

Accordingly, no further assessment under the BC Act or EPBC Act is required.

The site is subject to the *Camden Growth Centre Precincts Development Control Plan 2016* (Figure 5). The *Camden DCP 2019* does not apply, as the site is zoned under the *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*. The following sections outline the biodiversity-related development controls applicable to the proposal.

I, Natalie Richards, confirm this Biodiversity Certification Report for Leppington Site B at 156-166 Rickard Road Leppington New South Wales 2179 addresses the requirement of SEAR No. SSD-84430209 Leppington Residential Precinct and relevant State and local legislation, policies, and guidelines including *Order Extending Biodiversity Certification of the Growth Centres EPIs* dated 6 June 2025, which extends the order conferring biodiversity certification on the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* order dated 11 December 2017. I further confirm that none of the information contained in the Biodiversity Certification Report for Leppington Site B at 156-166 Rickard Road Leppington New South Wales 2179 is false or misleading.



Natalie Richards

Associate Environmental Consultant

Ecological Australia.

SEARS Item	Report Reference
22. Biodiversity Unless a waiver has been granted, provide a Biodiversity Development Assessment Report (BDAR) that assesses any biodiversity impacts associated with the development in accordance with the Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method 2020. OR If the development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification.	Whole report.

Project Description

The proposal seeks consent for:

- Approval of a Concurrent Rezoning Amendment: To facilitate the built form proposed under SSD-84430209, concurrent amendments are sought to the WPC SEPP pursuant to the concurrent rezoning process facilitated by the HDA planning pathway. This concurrent rezoning seeks to vary existing controls under the WPC, whilst also seeking alignment with the LTC SARP which is expected to be finalised by DPHI mid-2026. Specifically, the project seeks to amend the WPC SEPP as follows:
 - Amend the Land Zoning Map to rezone the site from B7 Business Park to MU1 Mixed Use and RE1 Public Recreation.
 - Amend Clause 4.3 to increase the height of buildings control from 24m to 85m.
 - Introduce a floor space ratio control of 4.85:1 for the entire site.
- State Significant Development consent for the proposed development: The SSDA seeks detailed consent for the following works:
 - Demolition of existing structures, clearing of vegetation and site preparation works across the site.
 - Subdivision of the site to create seven (7) lots.
 - Bulk earthworks and civil infrastructure works across the site.
 - Construction of an internal street running north to east, connecting the local road along the northern boundary within the town centre along the eastern boundary.
 - Construction of nine (9) buildings containing:
 - Six (6) residential flat buildings ranging in height from 6 to 21 storeys, accommodating 784 build-to-sell apartments
 - One (1) build-to-rent residential building of 25 storeys, accommodating 208 apartments.
 - One (1) residential apartment building for affordable housing of 22 storeys, accommodating 189 apartments.
 - One (1) apartment building containing serviced apartments of up to 9 storeys, comprising 112 rooms.
 - Deliver 7,400sqm of non-residential floor space in the form of serviced apartments in Block 1.
 - Delivery of a total of 11,584 car parking spaces across basement levels associated with the buildings.
 - Delivery of an active and connected public domain, including:
 - Approximately 7,500sqm of public open space in the form of north-south and east-west linear parks that connect with the broader town centre.
 - Approximately 8,000sqm of communal open space for residents and visitors.
 - Street landscaping, tree planting and public domain works throughout the site.

- Installation of building signage to support wayfinding and building identification across the precinct.

Subject site

Most of the subject site has previously been cleared for residential or agricultural purposes. Vegetation within the subject site consisted largely of cleared areas of exotic pasture. Remnant native vegetation was present in fragmented, degraded patches. The remnant vegetation consists of Plant Community Type (PCT) 3320 Cumberland Shale Plains Woodland which is associated with the Threatened Ecological Community (TEC) Cumberland Plain Woodland in the Sydney Basin Bioregion. This TEC is listed under both the BC Act and Commonwealth EPBC Act as critically endangered. The PCT occurs in a range of conditions within the subject site, and not all occurrences conform with the definition of their associated TEC listing (ELA 2022).

The subject site does not contain any watercourses or key fish habitat (KFH) (Figure 6). Tributaries of Kemps Creek are located to the west of the subject site. There are no threatened species records within the subject site (Figure 7 and Figure 8). There are no areas of Existing Native Vegetation (ENV) or Native Vegetation Retention (NVR) within the subject site. The subject site also does not contain any land mapped as High Biodiversity Value (HBV) land (Figure 9).

Habitat features were limited with no hollow bearing trees, waterbodies, woody debris or rocky outcrops. Biodiversity connectivity remains to the west of the subject site along the riparian corridor of Kemps Creek (ELA 2022).

The subject site is unlikely to provide habitat for koalas and is not located within a Local Government Area (LGA) to which Schedule 2 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 (B&C SEPP) applies. Therefore, Chapters 3 and 4 of the B&C SEPP do not apply.

Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

The Commonwealth EPBC Act establishes a process for assessing the environmental impact of activities and developments where ‘matters of national environmental significance’ (MNES) may be affected.

On Tuesday 28 February 2012, the Commonwealth Minister for the Environment announced that the program of development activities within the Growth Centres has now been approved under the EPBC Act Strategic Assessment process. Specifically, all actions associated with the development of the Western Sydney Growth Centres as described in the Sydney Growth Centres Strategic Assessment Program Report (Nov 2010) have been assessed at the strategic level and approved with regard to their impact on the following MNES:

- World Heritage Properties
- National Heritage Places
- Wetlands of International Importance
- Listed threatened species and communities
- Listed migratory species.

These decisions indicate that the Commonwealth is satisfied that the conservation and development outcomes that will be achieved through the Western Sydney Growth Centres Program will satisfy their requirements for environmental protection under the EPBC Act. Provided that development activity

proceeds in accordance with the Growth Centres requirements (such as the Biodiversity Certification Order, Growth Centres Development Code etc.) then there is no requirement to assess the impact of urban development activities within the South West Growth Centre on the above-listed MNES and hence no requirement for referral of activities to the Commonwealth Department of Environment.

The subject site comprises entirely certified land (Figure 4). Therefore, the project is exempt from further assessment of threatened species and endangered ecological communities listed under the Commonwealth EPBC Act.

Biodiversity Conservation Act 2016 (BC Act)

The NSW *Biodiversity Conservation Act 2016* (BC Act) contains requirements for biodiversity assessment and requires proponents to offset significant biodiversity impacts through the purchase and retirement of biodiversity credits. The BC Act aims to protect and encourage the recovery of threatened species, populations and communities listed under the Act. The BC Act is integrated with the EP&A Act and requires consideration of whether a development (Part 4 of the EP&A Act 1974) or an activity (Part 5 of the EP&A Act) is likely to significantly affect threatened species, populations and ecological communities or their habitat.

The schedules of the Act list species, populations and communities as endangered or vulnerable. New species, populations and communities are continually being added to the schedules of the BC Act. All developments, land use changes or activities need to be assessed to determine if they will have the potential to significantly impact on species, populations or communities listed under the Act.

The effect of granting certification is that any development or activity requiring consent (under Part 4 and 5 of the EP&A Act) is automatically '*development that is not likely to significantly affect threatened species*'. This certification removes the need to address threatened species considerations and the test of significance (s.7.3 of the BC Act), including the preparation of species impact statements (SIS) for Part 5 activities or triggering the Biodiversity Offset Scheme for Part 4 developments.

The subject site comprises entirely certified land (Figure 4). The Project is therefore not subject to any further assessment under the BC Act.

Environmental Planning and Assessment Act 1979 (EP&A Act)

The NSW *Environmental Planning and Assessment Act 1979* (EP&A Act) is the principal planning legislation for the state, providing a framework for the overall environmental planning and assessment of development proposals.

In determining a development application, the consent authority is required to take into consideration the matters listed under Section 79C of the EP&A Act that are relevant to the application. Key considerations include:

- any environmental planning instrument, including drafts
- The likely impacts of the development
- The suitability of the site for the development
- Any submissions made in accordance with the EP&A Act or regulations
- The public interest.

The impacts associated with the development of the subject site have already been offset through bio-certification under the BC Act.

Fisheries Management Act 1994

The *Fisheries Management Act 1994* (FM Act) contains several provisions for the protection of fish habitat and threatened species. The proposed works:

- will not impact on a waterway mapped as 'Key Fish Habitat' or a waterway that contains a threatened species record
- will not harm marine vegetation
- will not require, dredging of the bed and land reclamation of a Key Fish Habitat Creek.

Therefore, a Part 7 Permit under the FM Act is not required.

Water Management Act 2000

The *Water Management Act 2000* (WM Act) requires an assessment of any Controlled Activity on 'waterfront land', defined as the bed and bank of any river, lake or estuary and all land within 40 m of the highest bank of a river, lake or estuary.

There is no 'waterfront' land to be affected by this DA; therefore a controlled activity approval (CAA) under the WM Act is not required.

Camden Growth Centre Precincts Development Control Plan (DCP) 2025

The subject site is within the Camden LGA and the South West Growth Centre and is therefore subject to the Camden Growth Centre Precincts DCP 2016.

Section 2.3.5 – Native Vegetation and Ecology

Development within the precinct is to be planned to retain native trees and other vegetation wherever possible, particularly during the subdivision design stage. Subdivision layouts should be configured to incorporate existing trees into road reserves, private gardens or communal open space. All existing indigenous trees are to be retained, or where removal is unavoidable, they must be replaced with suitable native species. Buildings are to be set back a minimum of 3 metres from any existing trees identified for retention. Subdivision design and bulk earthworks must also address the need to minimise the spread of weeds and include measures for weed eradication on site. A landscape plan must accompany all subdivision DAs, and plant selection should consider the species listed in Appendix C of the DCP, with preference given to locally indigenous species where available.

Section 6.5 – Ecologically Sustainable Development

In accordance with the objectives of Section 6.5, development is to be designed and operated in a manner that ensures long-term environmental sustainability. This includes efficient use of energy and water resources, and effective management of waste and stormwater discharge. Development should also promote biological diversity by retaining, planting and maintaining indigenous vegetation, thereby supporting the ecological values and natural character of the area.

Schedule 2 Leppington Major Centre

According to sections 4.2 and 5.3 of the schedule landscaping within the Major Centre should use species suited to local environmental conditions and enhance public amenity and comfort, while development-related landscaping must also contribute to an attractive and safe streetscape and minimise environmental impacts. Additionally, section 4.5 states that the design of public open spaces is required to respect and integrate natural environmental features, incorporate water-sensitive urban design, and support the rehabilitation of Riparian Protection Areas.

Conclusion and Recommendations

The subject site is located entirely on biodiversity certified land under Part 8.7 of the BC Act by the order of the NSW Minister for the Environment. Works proposed to be carried out on certified land do not require any further assessment under the BC Act or EPBC Act.

While the subject site is entirely within certified land it also contains areas with high biodiversity value, in particular, patches of remnant Cumberland Plain Woodland, a listed TEC. The Camden Growth Centre Precincts DCP 2016 Section 2.3.5 Control 3 requires that *"All existing indigenous trees shall be retained or replaced where removal is unavoidable. Where approval is given to remove trees, appropriate replacement planting using similar species will be required."* As such, the development should seek to retain native vegetation in open space areas, where feasible and where removal is unavoidable, the developer should seek to replace removed native vegetation with suitable native species. Measures to reduce weed dispersion must also be implemented. A landscape plan is being prepared to accompany the DA submission in accordance with Section 2.3.5 and Appendix C of the DCP.

Under the Biodiversity Conservation Act 2016 Part 2, division 1, a pre-clearance survey is required prior to any tree felling or vegetation clearing. The removal of habitat trees must occur under the supervision of a suitably qualified ecologist.

Regards,



Millie Hatch
Environmental Consultant

References

Eco Logical Australia (ELA) 2023. 156, 166, 173 and 183 Rickard Road, Leppington - Biodiversity Assessment. Prepared for Leppington (1) 88 Development.

Department of Climate Change, Energy, the Environment and Water (DCCEEW), 2025. *NSW BioNet Atlas*. Available at: <https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity/nsw-bionet#bionet-atlas> (Accessed 18 December 2025)

Department of Climate Change, Energy, the Environment and Water (DCCEEW), 2025. *Biodiversity Values Map and Threshold Tool*. Available at: <https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/clear-and-develop-land/biodiversity-values-map-and-threshold-tool> (Accessed 18 December 2025)

Department of Climate Change, Energy, the Environment and Water (DCCEEW), 2024. *NSW State Vegetation Type Map*. [dataset] SEED – Sharing and Enabling Environmental Data. Available at: <https://datasets.seed.nsw.gov.au/dataset/nsw-state-vegetation-type-map> (Accessed 18 December 2025)

Appendix A – Figures

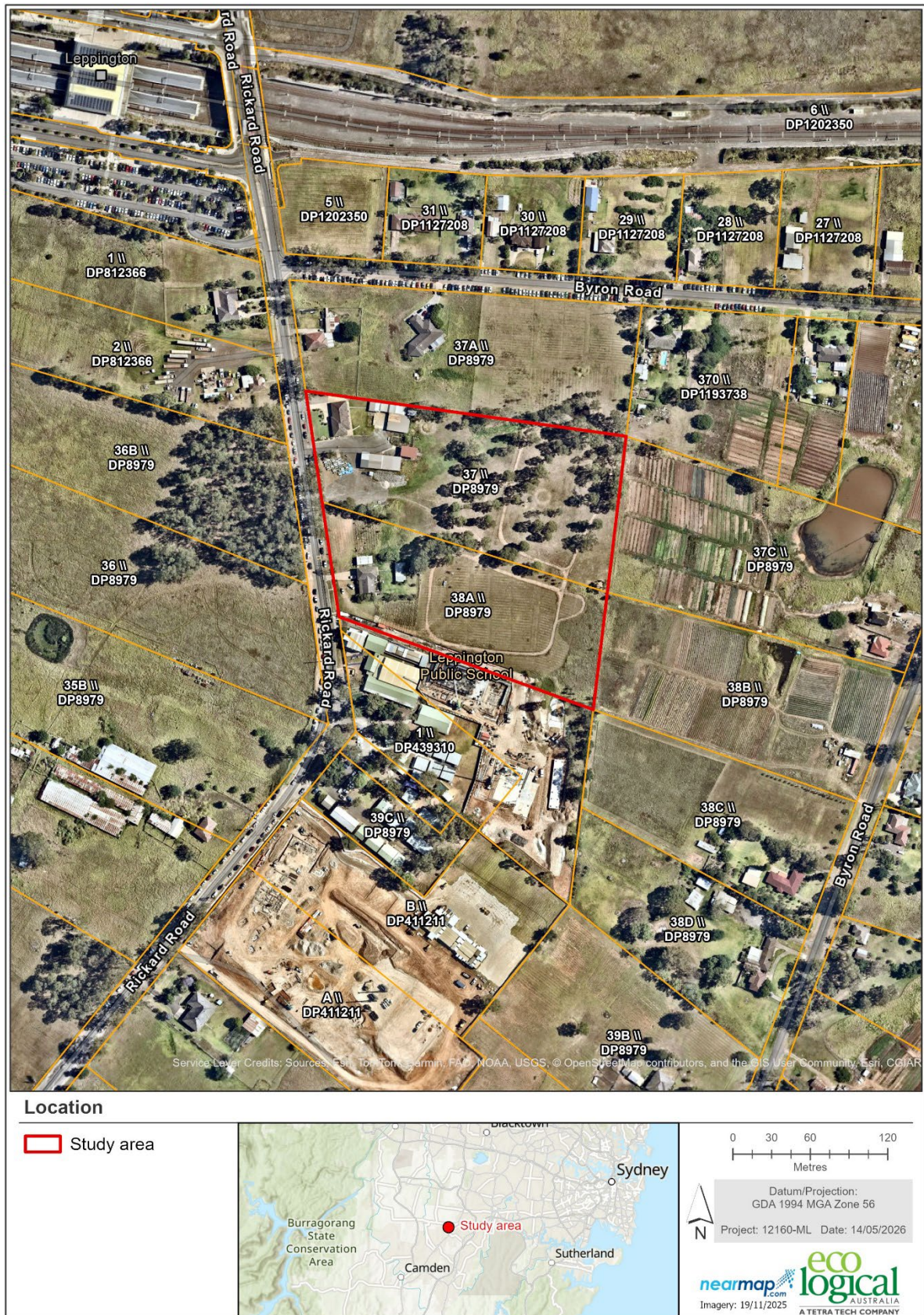


Figure 1: Location

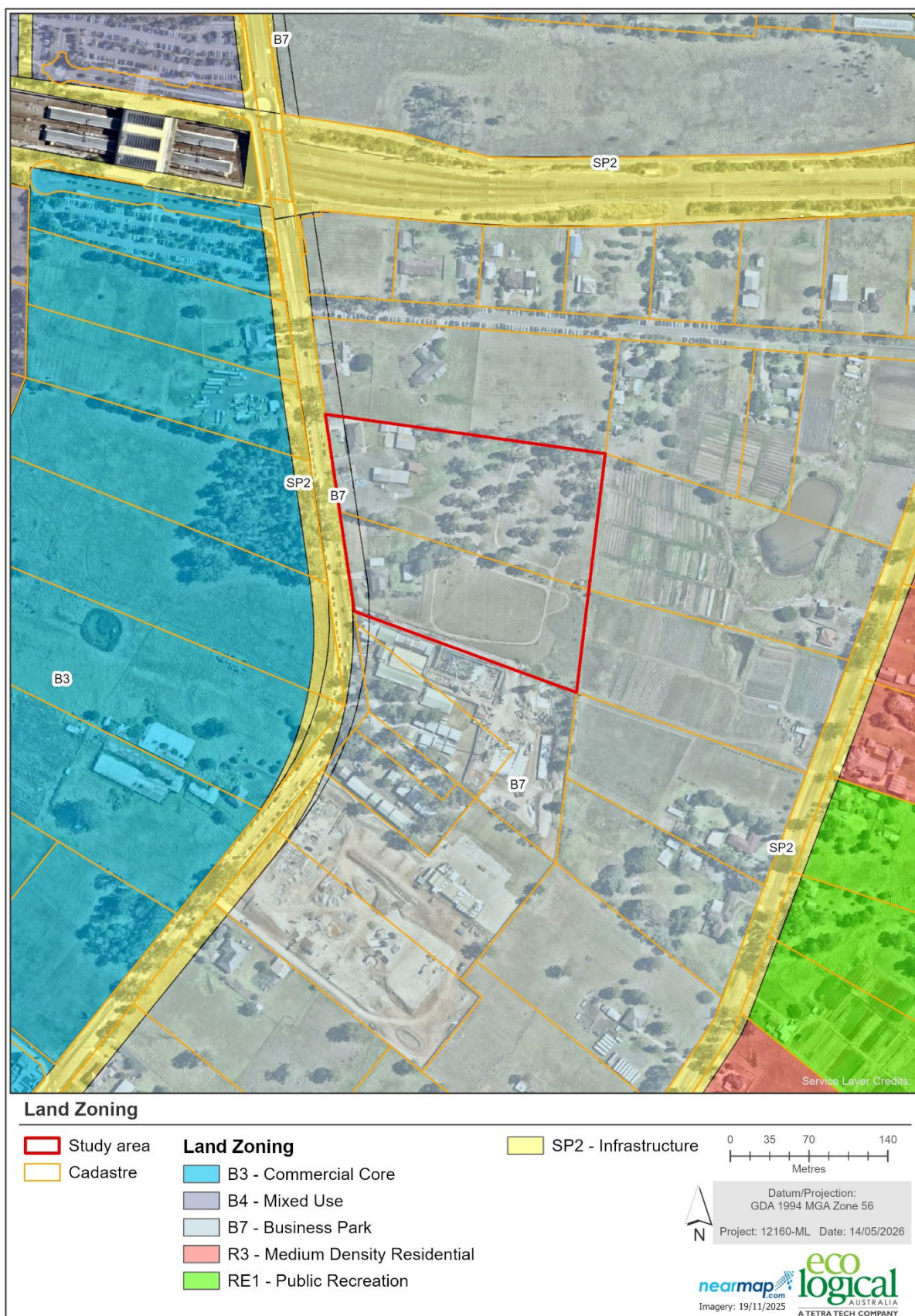


Figure 2: Zoning

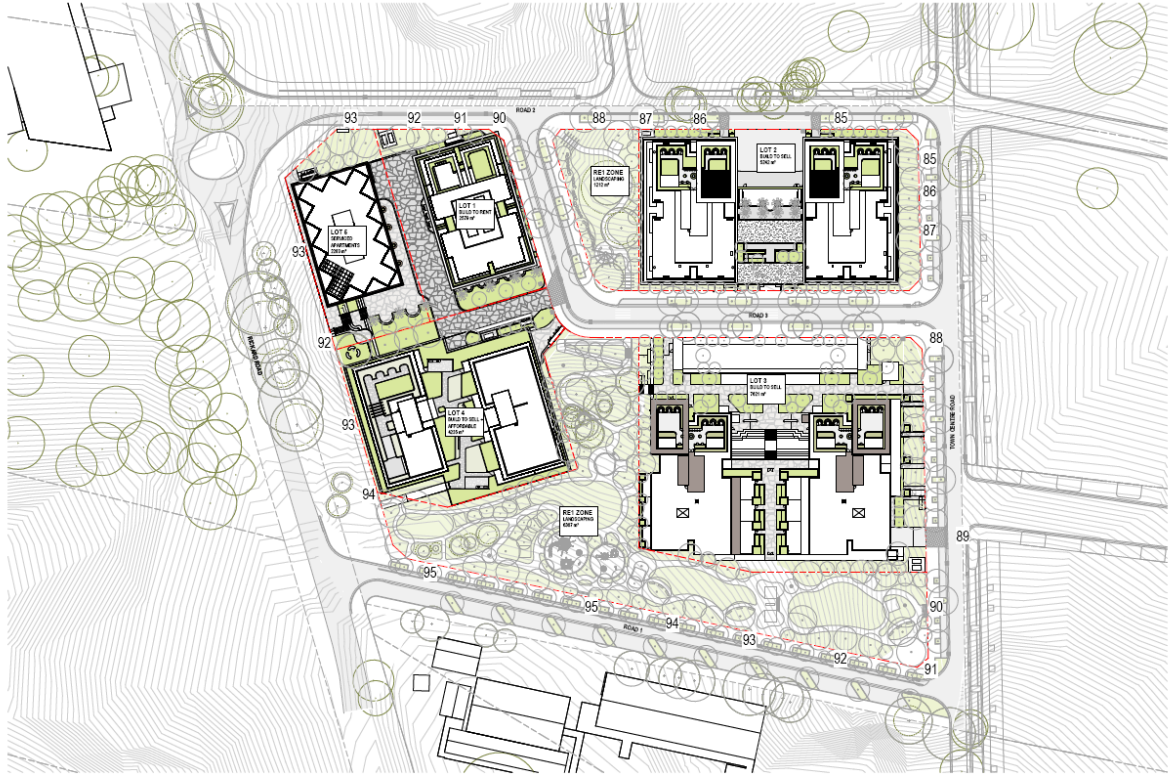


Figure 3 SSDA - Proposed Works

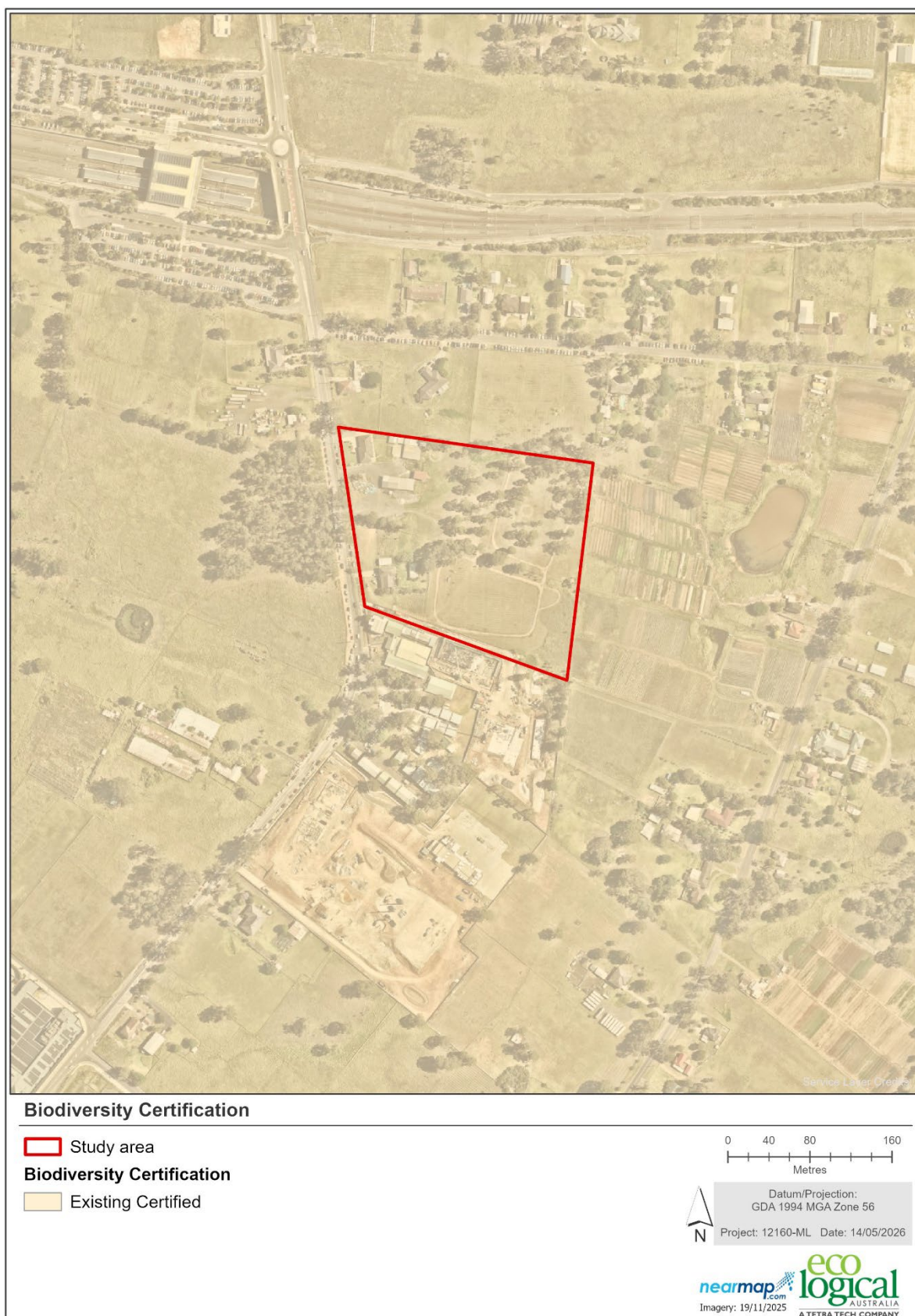


Figure 4: Biodiversity Certification

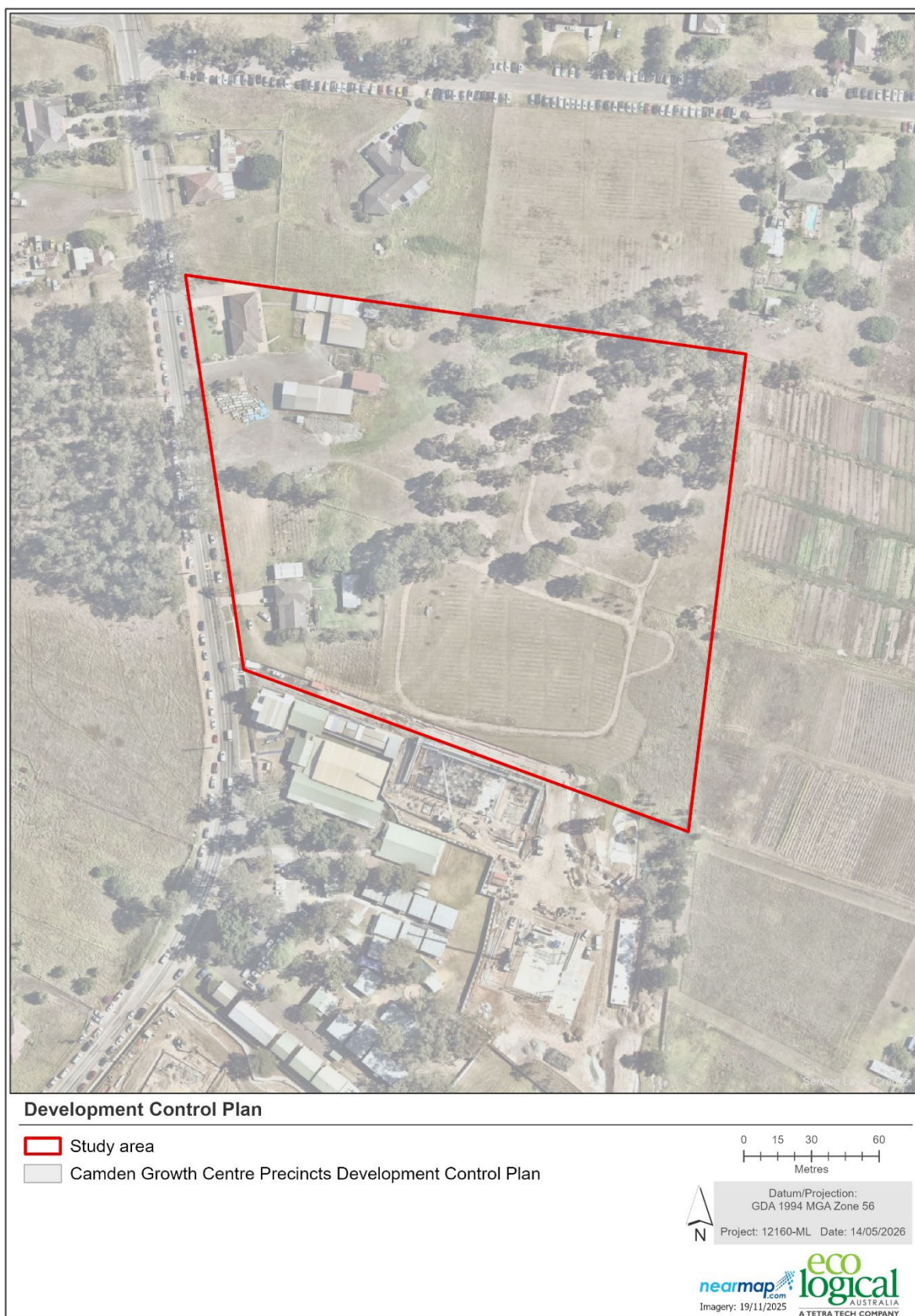


Figure 5: Development Control Plan

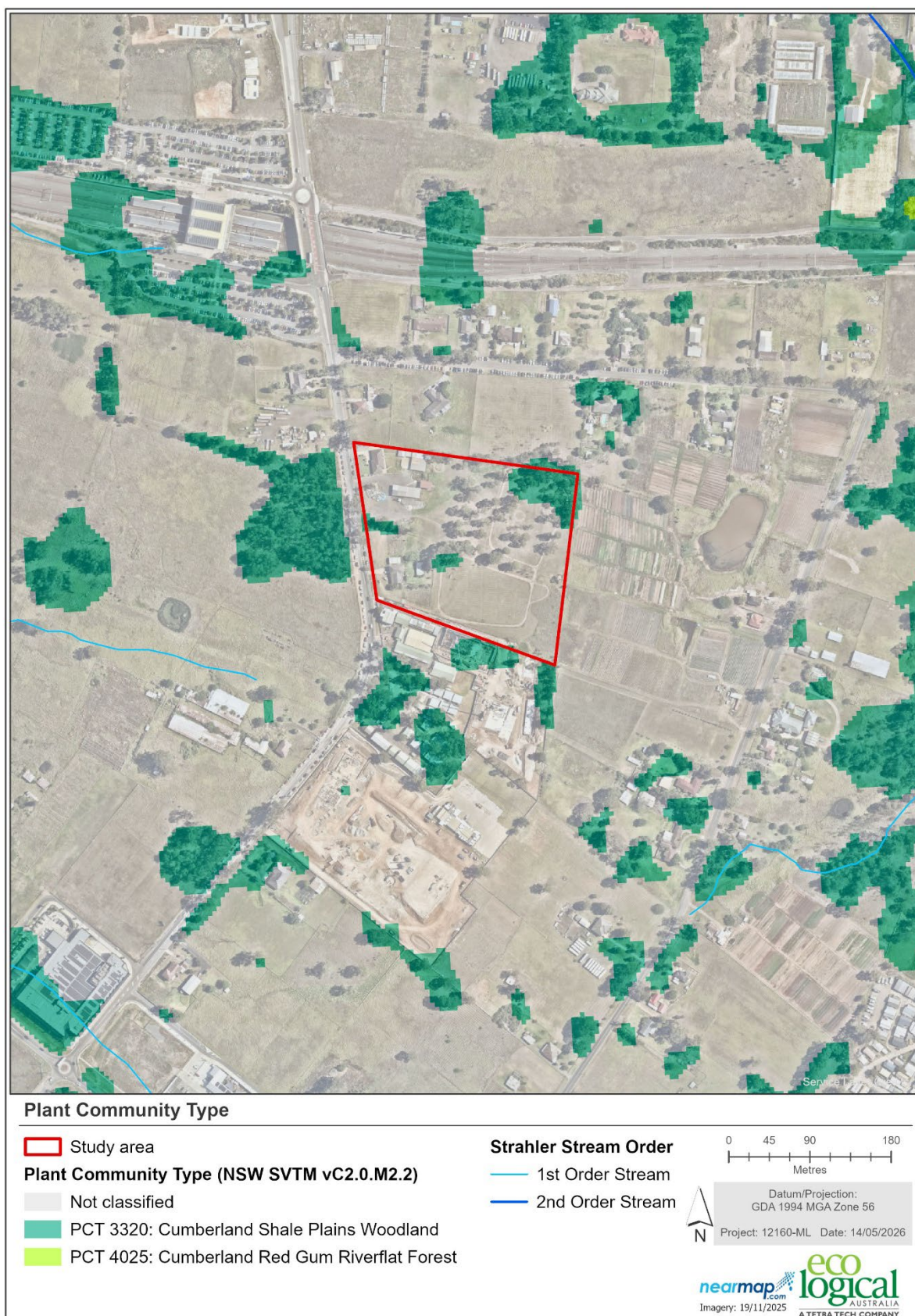


Figure 6: Plant Community Type

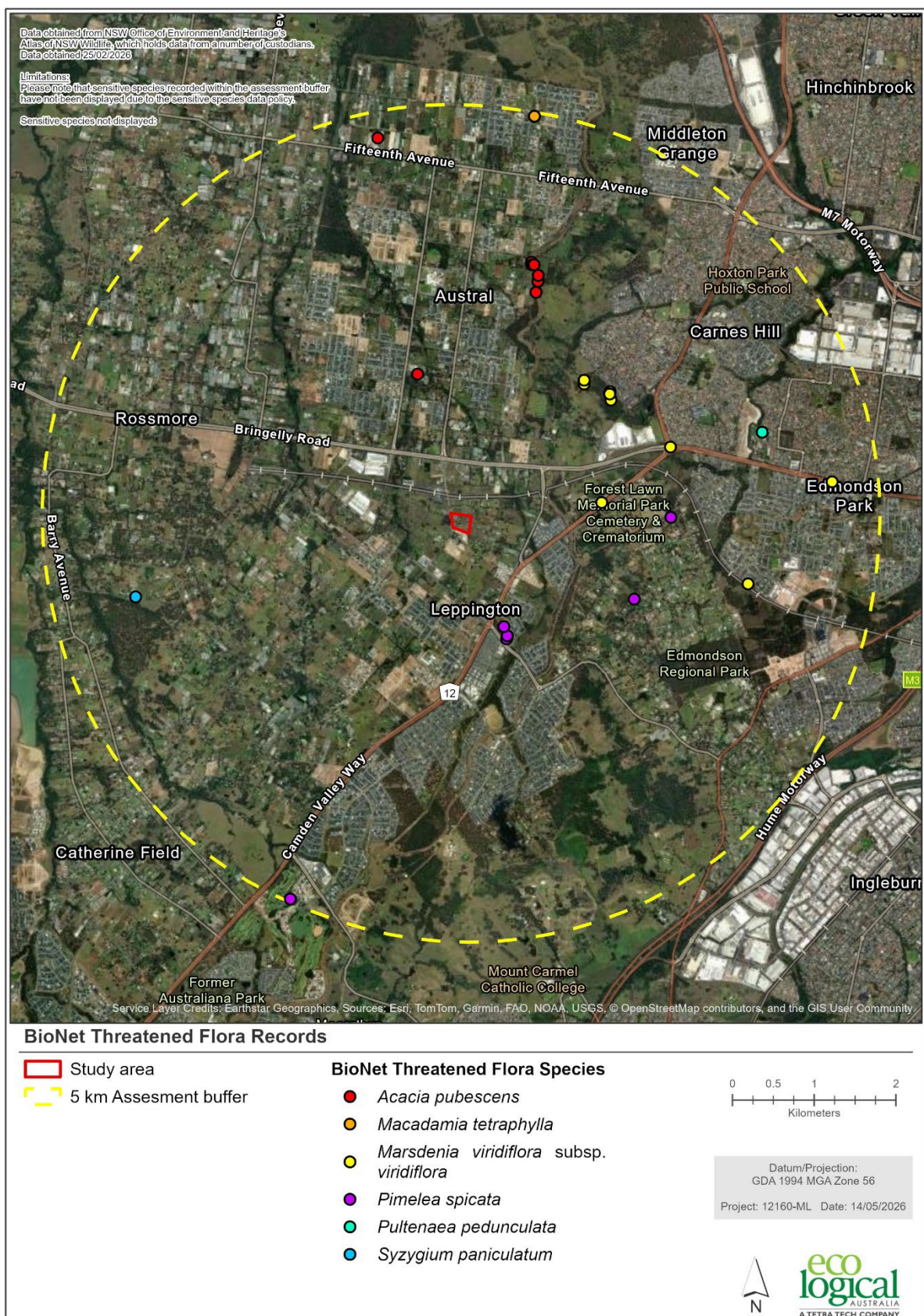


Figure 7: BioNet Threatened Flora Records

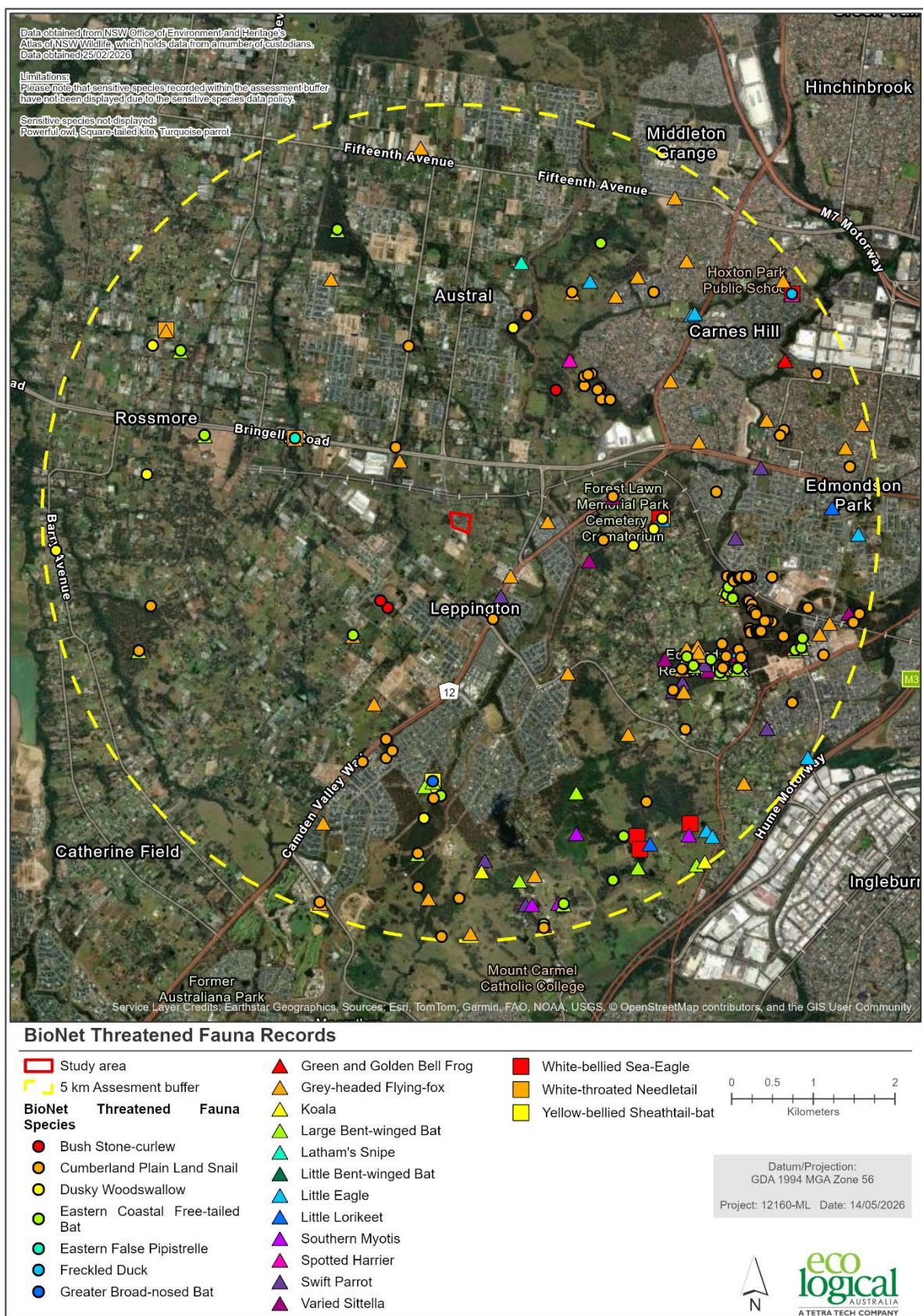


Figure 8: BioNet Threatened Fauna Records

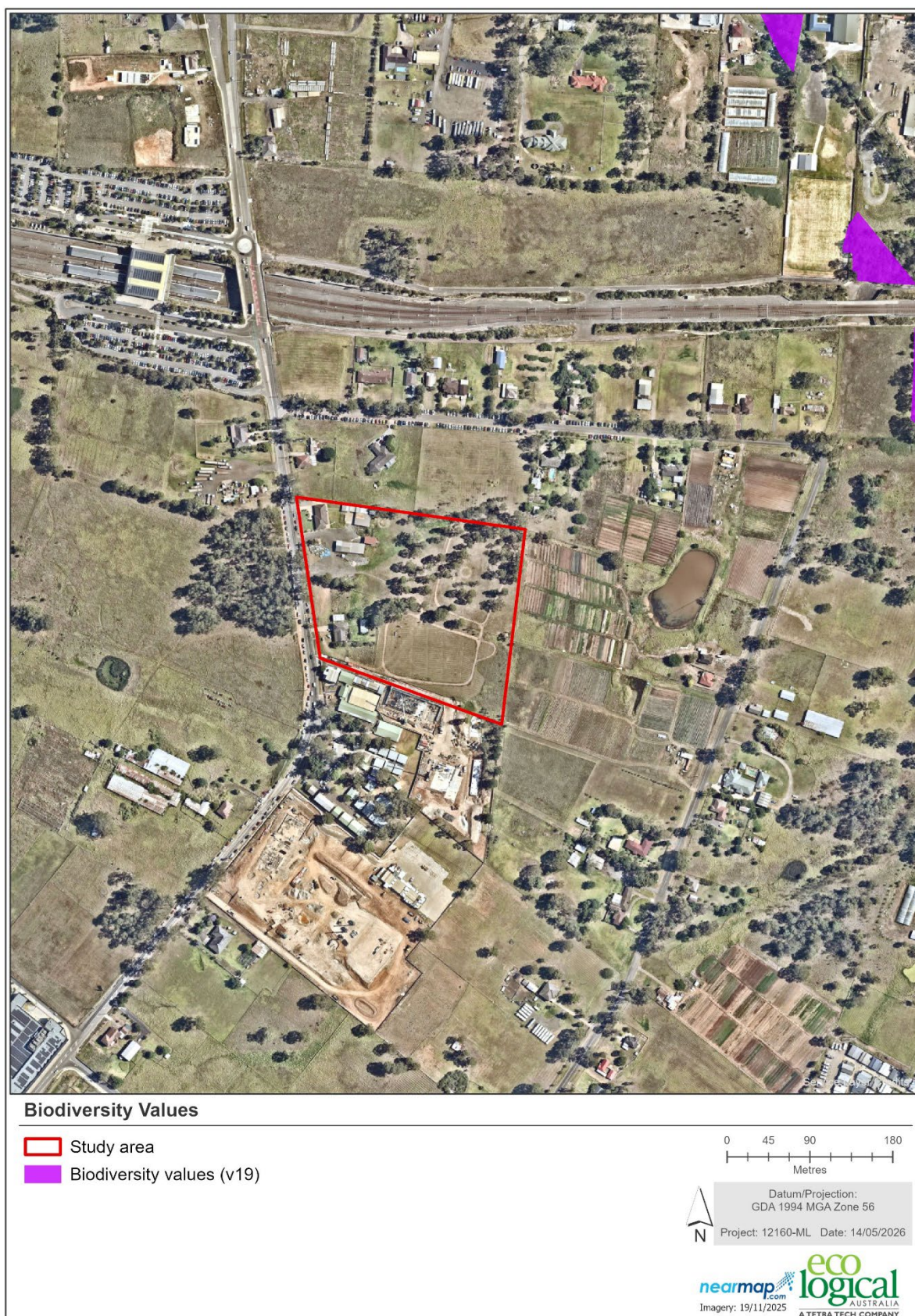


Figure 9: Biodiversity Values