

Attention: Anthony Simac
Urban Property Group Pty. Ltd.
Suite 110, Level 1/180-286 Burwood Road
Burwood NSW 2134
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Wednesday, 11 March 2026

Dear Anthony,

This letter memo has been prepared to confirm the proposed State Significant Development development at Lots 4-5, 6-7, and 8 Buchan Avenue, Edmondson Park is wholly within biodiversity certified lands under the order to confer biodiversity certification on the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. It does not require removal of native vegetation within non-certified lands. Refer to Attachment A.

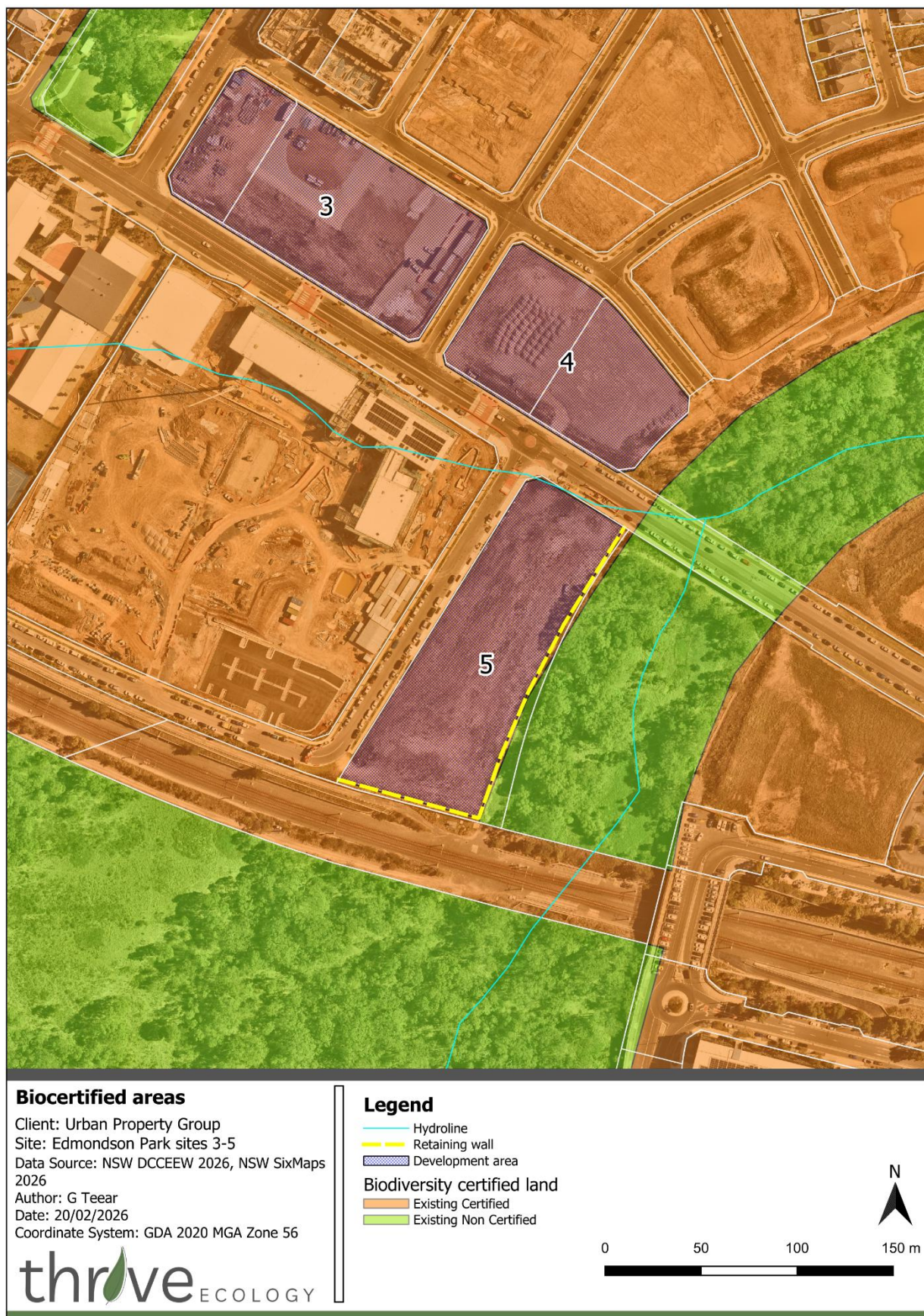
Section 8.4(2) of the *Biodiversity Conservation Act 2016* (BC Act) describes the effect of biodiversity certification in relation to development under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). This section states 'an assessment of the likely impact on biodiversity of development on biodiversity certified land is not required for the purposes of Part 4 of the EP&A Act 1979'. The area proposed for development within this report is entirely biodiversity certified, therefore no further assessment of impacts to biodiversity values in the form of a Biodiversity Development Assessment Report (BDAR) or BDAR Waiver is required under the BC Act.

Best regards



Gillian Teear
Director | Principal Ecologist & BAM Accredited Assessor (BAAS22036)
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Attachment A. Bio-certified lands map





Biodiversity certified land

Client: Urban Property Group
 Site: Edmondson Park sites 3-5
 Data Source: NSW SixMaps 2026
 Author: G Teear
 Date: 20/02/2026
 Coordinate System: GDA 2020 MGA Zone 56

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Legend

- Hydroline
- Lot
- Retaining wall
- Biocertified land**
 - Existing Certified
 - Existing Non Certified



0 20 40 60 m