

Our Ref: LAND22.1ECO

21 January 2026

Landcom NSW
PO Box 237
Parramatta NSW 2150

**Attention: Luca Baroni
Sherron Agrawaal**

Dear Luca

**Re: Confirmation of biodiversity certification at
Lot 401 MacDonal Road, Edmondson Park (Block 20A)**

Travers bushfire & ecology has been requested to provide confirmation that the land is exempt due to biodiversity certification and a Biodiversity Development Assessment report (BDAR) or BDAR waiver is not required under Section 8.4 of the *Biodiversity Conservation Act 2016 (BC Act)*.



Figure 1 – Subject site

Edmondson Park is part of the South West Growth Centre.

We note that as the land site is biodiversity certified and a BDAR nor a BDAR Waiver is required as it is exempt land under Section 8.4 (2) of the *BC Act* as it is Category 1 exempt land under the *Local Land Services Act 2013*.

- Development (including State significant development) under Part 4 of the Planning Act

An assessment of the likely impact on biodiversity by the development on biodiversity certified land is **not required** for the purposes of Part 4 of the *Environmental Planning & Assessment Act 1979*.

In regards to the relevant Biodiversity Conservation measures contained within the *Order to confer biodiversity certification on the State Environmental Planning Policy (Sydney Region Growth Centres) 2006*, the only relevant matter is condition 19 as shown below.

Additional conservation actions within the Growth Centres – development sites

19. Within twelve months of the biodiversity certification order taking effect, the GCC (in consultation with the DECC) must put in place procedures so that all future precinct plans (excluding any plans that were publicly exhibited before the biodiversity certification order took effect), where practicable, provide for the appropriate re-use of:
- a. native plants (including but not limited to seed collection) and the re-location of native animals from development sites, prior to development commencing; and
 - b. top soil from development sites that contain known or potential native seed bank.

For the purposes of condition 19a and 19b appropriate uses may include, but are not limited to, application in re-vegetation or restoration works and landscaping in the Growth Centres.

The current land zoning across the subject site is B4, adjoining a vegetated corridor zoned RE1 – Public Recreation as shown in Figure 2. The proposed development does not encroach upon or impact on any native vegetation within the RE1 – Non certified lands.

Figure 3 shows the subject site in relation to the full north west growth centre area, whilst Figure 4 shows the site zoomed in. We can confirm that the subject site is fully contained within the light yellow ‘certified area’. This means further ecological assessment is not required and a BDAR or BDAR Waiver undertaken under the requirements of the *BC Act* is not required.

The land in which the proposed buildings are located is fully cleared and there are no existing native vegetation areas within the subject site that require specific retention, avoidance or biodiversity measures.



Figure 2 – Existing land zoning of the subject site

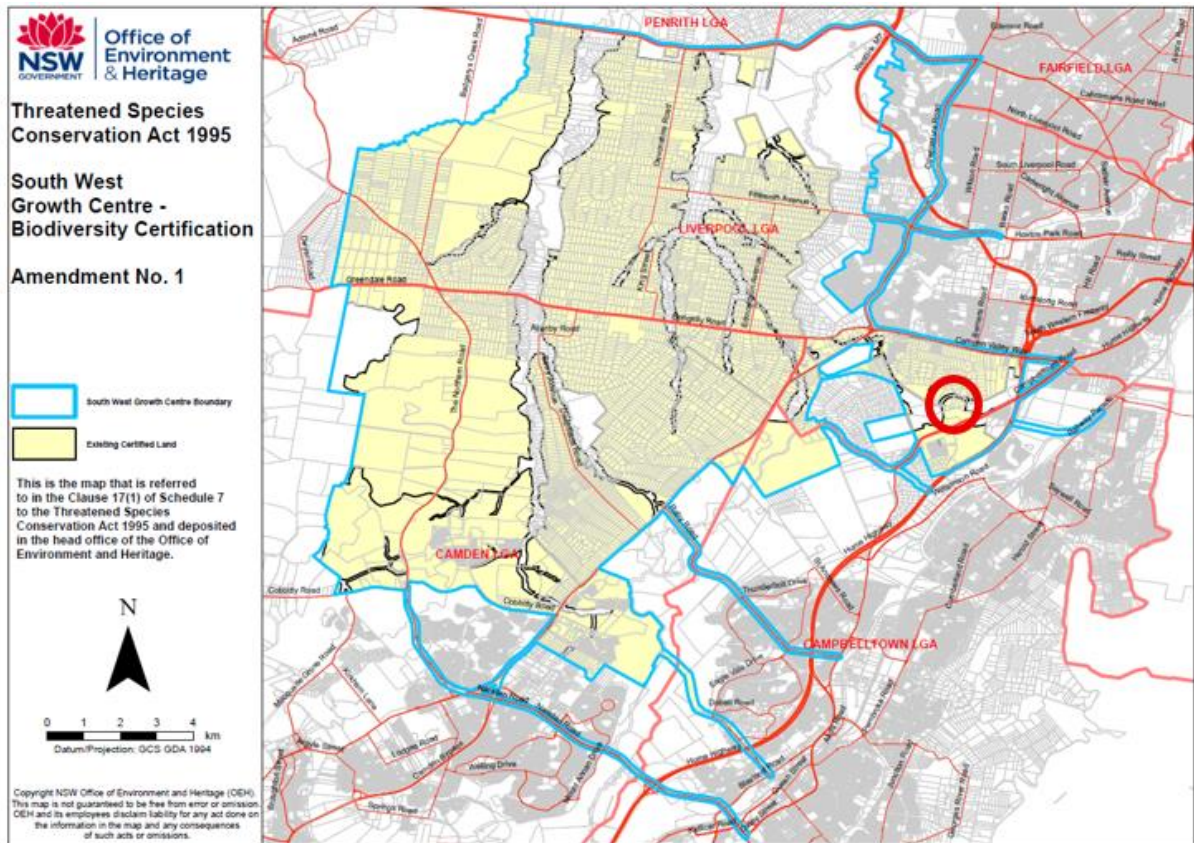


Figure 3 – South West Growth Centre – biodiversity certification overview

(source: <https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-9472%2120191004T052431.114%20GMT>)

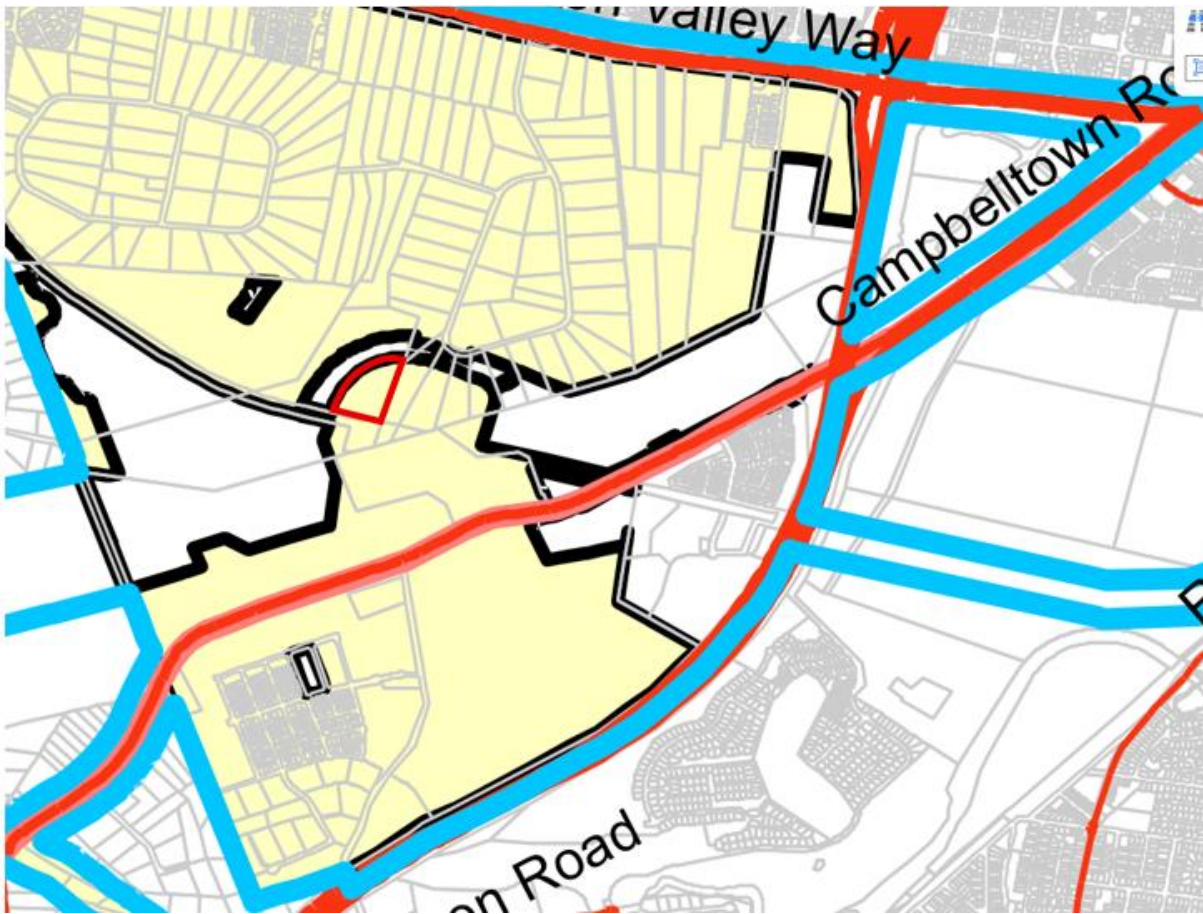


Figure 4 – Extract of South West Growth Centre – Biodiversity Certification (Dated 20.11.2014)

Conclusion

The subject site is located within certified lands, therefore does not require further assessment of impacts under the *BC Act*.

We note that the *State Environmental Protection Policy (2006) Sydney Growth Centres* was repealed on 28 February 2022 by the enactment of the *State Environmental Planning Policy (Precincts—Central River City) 2021*. There are no biodiversity matters that would be required on lands zoned B4 – Mixed Use.

If you require any further information, please do not hesitate to contact the undersigned on (02) 4340 5331 or at servicedesk@traverseecology.com.au.

Yours faithfully

Michael Sheather-Reid
Managing Director