



Michelle Niles
Senior Planning Officer
Industry Key Sites
Planning and Assessment Group
NSW DPIE
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Ms Niles

Subject: Penrith Lakes Employment Lands Subdivision and Works (DA 9876)

Thank you for your request received 13 August 2021 seeking advice on the above proposal for development at 14-278 Old Castlereagh Road, Penrith (site).

Environment, Energy and Science Group (EES) notes that the proposed development will remove all vegetation from the site, except for within the land zoned E2 Environmental Conservation. As DA 9876 seeks approval for the removal of vegetation, the *Biodiversity Conservation Act 2016* (BC Act) must be complied with.

The site is mapped on the [Biodiversity Values Map](#), and as such the proposed development will exceed the biodiversity offsets scheme (BOS) threshold (cl. 7.1(1)(b) *Biodiversity Conservation Regulation 2017*). Section 7.7(2) of the BC Act states that development which exceeds the BOS threshold must be accompanied by a Biodiversity Development Assessment Report (BDAR). EES notes that a BDAR was not prepared for DA 9876.

In relation to the land zoned E2, EES recommends that it be consolidated into a single lot to ensure that is not fragmented and is held in single ownership.

If you have any queries please contact Dana Alderson, Senior Project Officer Planning via Dana.Alderson@environment.nsw.gov.au or 02 8837 6304.

Yours sincerely

A handwritten signature in black ink that reads 'S. Harrison'.

24/08/21

Susan Harrison

Senior Team Leader Planning
Greater Sydney Branch
Biodiversity and Conservation