

17 December 2024

Our ref: 24SYD 9992

Landcom
Level 14
60 Station Street
Parramatta NSW 2150
Attention: Danyil Skora

Dear Danyil,

Macarthur Gardens North proposed yield uplift biodiversity assessment

Eco Logical Australia Pty Ltd has been engaged by Landcom to prepare an assessment of the proposed yield uplift plans for the Macarthur Gardens North residential development. The Masterplan was approved by the Sydney Western City Planning Panel under Section 4.16(1)(a) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) on 14 December 2022 (3944/2021/DA-SW).

The DA approved the following:

Concept master plan for a high density residential and mixed use development (to be known as Macarthur Gardens North), and construction of stage 1 of the master plan, encompassing roads, parks, civil works, landscaping and subdivision of the site into superlots

Landcom are now proposing a modification to the approved DA 3944/2021/DA-SW to increase the yield for stage 1 of the Masterplan. The proposed modification is to increase the yield from 1,250 dwellings to 1,625. To achieve this, the building height limit would increase from 32m to a varied height up to 85m.

To support the submission of DA 3944/2021/DA-SW, ELA prepared a Biodiversity Development Assessment Report (ELA BDAR v6 dated 25 October 2022) which assessed impacts to biodiversity values and determined the credit requirement for residual impacts to the following:

- PCT 849 - Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion
- PCT 835 - Forest Red Gum - Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney Basin Bioregion
- PCT 1071 - *Phragmites australis* and *Typha orientalis* coastal freshwater wetlands of the Sydney Basin Bioregion
- *Myotis Macropus* (Southern Myotis)

- *Meridolum corneovirens* (Cumberland Plain Land Snail).

The proposed increase in yield would not result in an increase to the development footprint. No new direct impacts to any ecological values are expected to occur as a result of the increase in yield (Figure 1).

Indirect impacts associated with shading, specifically to the riparian corridor have also been assessed. Whilst there are no adopted standards for assessing the impact of shading on riparian corridors in this location, Sydney Water have published draft guidelines for stormwater infrastructure in the Aerotropolis and Mamre Road Precincts in western Sydney (version no 2024-1.0). Those guidelines recommend that vegetation in trunk drainage channels receive a minimum of 1 hour solar access to ensure adequate light penetration for vegetation. The attached Shading diagrams show that shadowing of the riparian corridor will occur, however there will be periods of sunlight in midwinter. Restoration of the riparian corridor is achievable, however species selection for replanting may need to consider which species are best adapted to lower levels of direct sunlight.

The assessment has concluded that the increase in yield would not result in additional direct or indirect impacts to native vegetation and no additional offsets are required.

Regards,

A handwritten signature in black ink, appearing to read 'Alex Gorey', with a stylized, elongated loop at the end.

Alex Gorey
Associate Ecologist

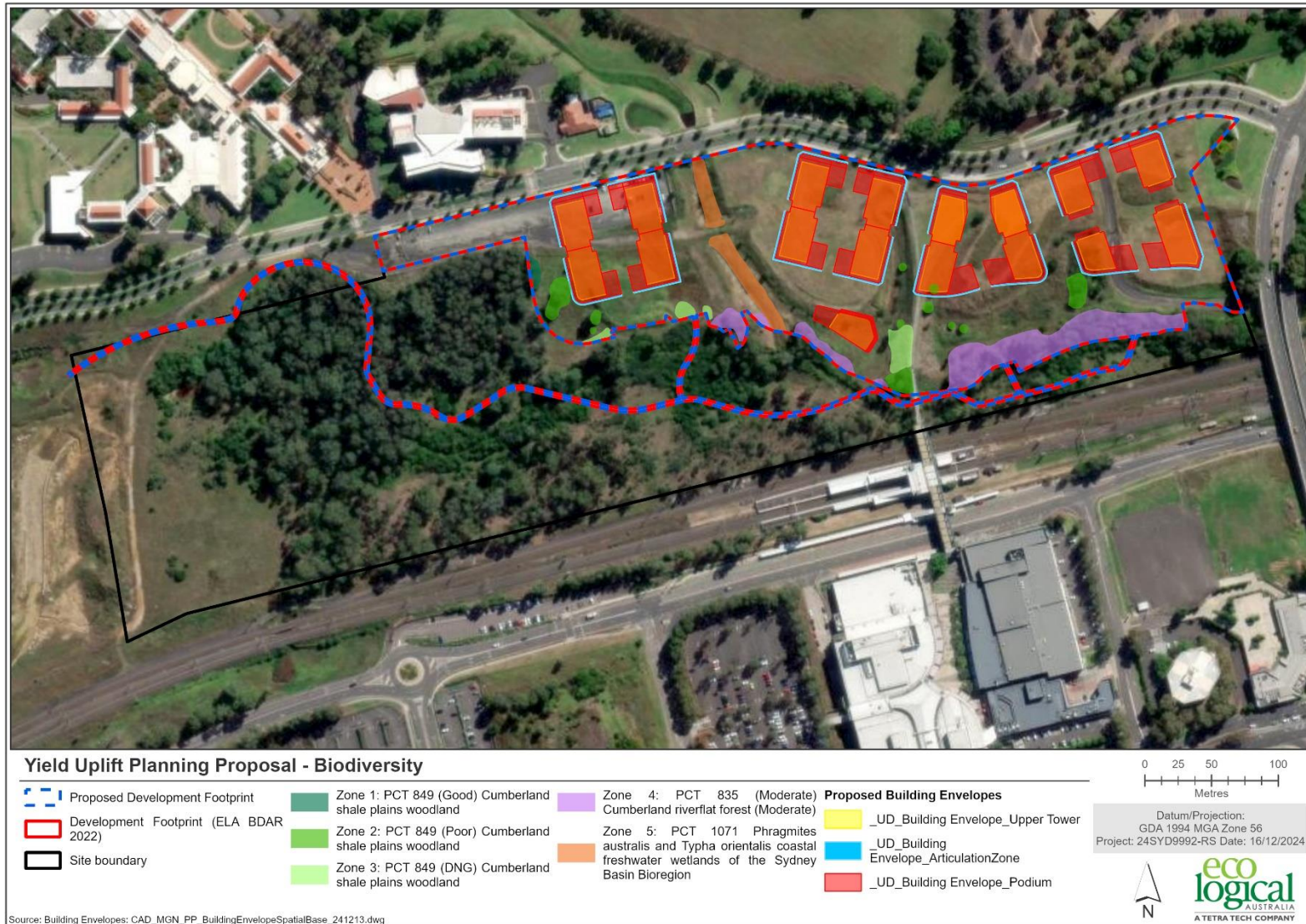


Figure 1: Approved development footprint (red) and proposed development footprint (blue)

Appendix A: Shading diagrams

Provided as a separate attachment.

OVERSHADOWING IMPACT ANALYSIS

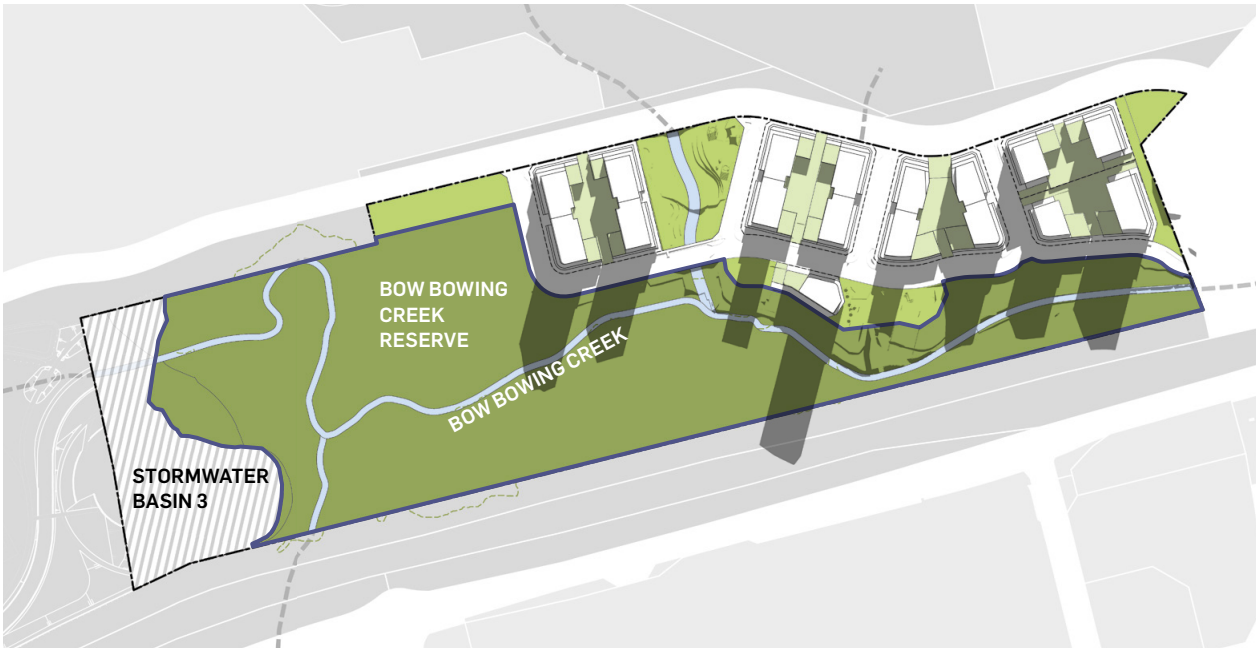
The following diagrams illustrate the potential overshadowing impact on Bow Bowing Creek Reserve in mid-winter (21 June) between 9 am and 3 pm.



9AM

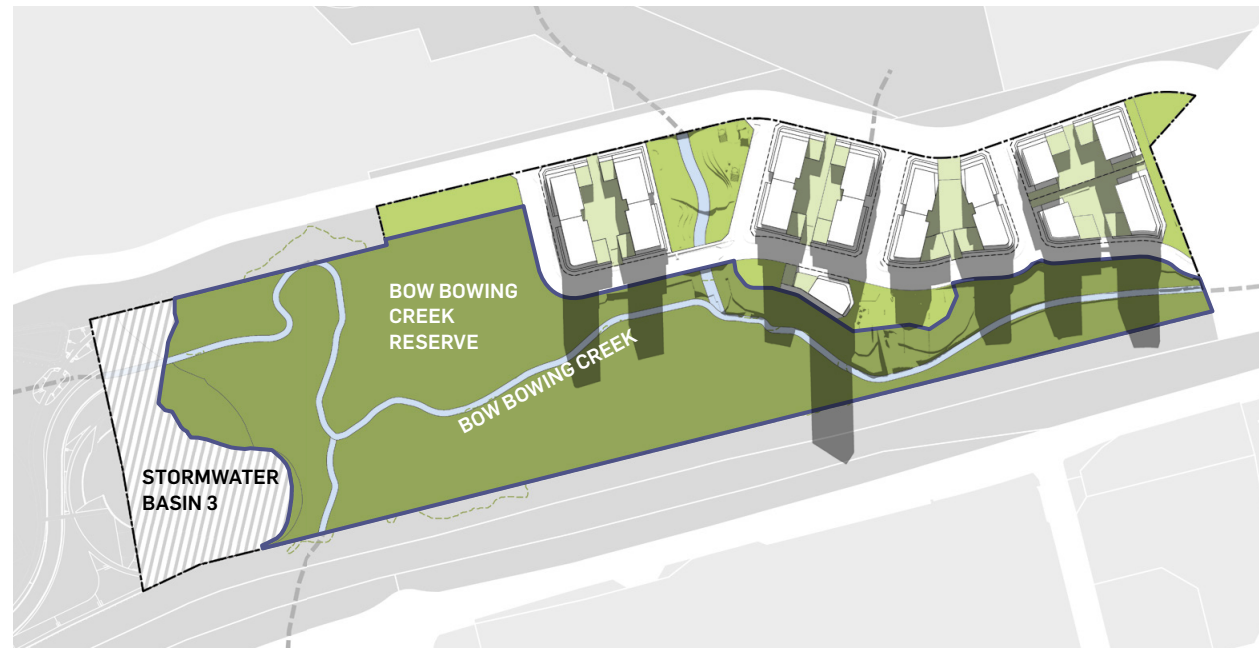


10AM



11AM





12PM



1PM



2PM



3PM

