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15 August 2018

Addendum to Edmondson Park South Ecological Assessment – Town Centre North Master Plan

The following addendum comprises updates to the ecological assessment prepared for the Edmondson Park South part 3A concept plan. The original assessment approved as part of the Edmondson Park Concept Plan South (MP10_0118) was prepared for Landcom in September 2010. The proposed modification will be Modification 5 (MOD 5) to the Concept Plan.

This addendum responds to the Secretary's Environmental Assessment Requirements (SEARS), dated 6 July 2018, under Section 78A (8A) (now Section 4.12) of the *Environmental Planning and Assessment Act 1979* Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*; for modifications proposed as part of the Edmondson Park Town Centre North Masterplan. The amendments proposed in MOD 5 include:

- a modification to the boundary of the Concept Plan site to include land owned by Office of Strategic Lands, and
- other development modifications relating to:
 - school zone,
 - road layout,
 - dwelling yield and mix,
 - building height,
 - bushfire asset protection zones, and
 - Gross Floor Area and Floor Space Ratio.

The addendum specifically addresses an update to the ecological assessment in relation to the proposed boundary modifications, as there will be no changes to ecology as a result of the proposed development modifications to school zones, road layout, dwelling yield and mix, building height, Gross Floor Area and Floor Space Ratio, bushfire asset protection zones and the provision to subdivide studio dwellings.

If you have any further questions or need further clarifications on the above, please do not hesitate to contact me on (02) 8536 8679 or by email at rebecca.benhaim@ecoaus.com.au.

Yours sincerely,

Rebecca Ben-Haim
Environmental Consultant

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Proposed Amendments

The proposed boundary modifications comprise of an additional 2.5 ha of lands owned by Office of Strategic Lands to be included in the Edmondson Park Concept Plan and proposal for the Town Centre North Site, as well as the *Station Environmental Planning Policy (State Significant Precincts) 2005* (Precincts SEPP). The proposed boundary modifications are shown in Figure 1 below.

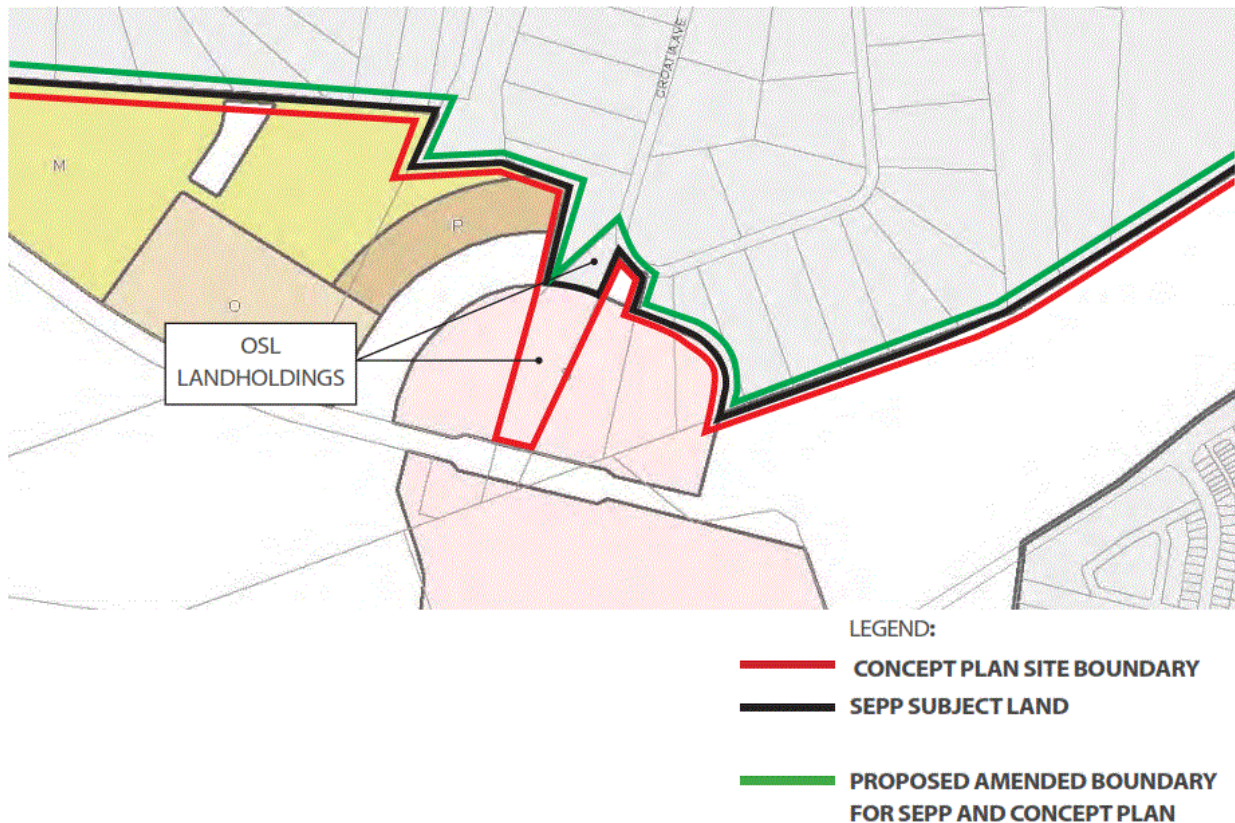


Figure 1 - Proposed boundary modification (from Landcom 2017)

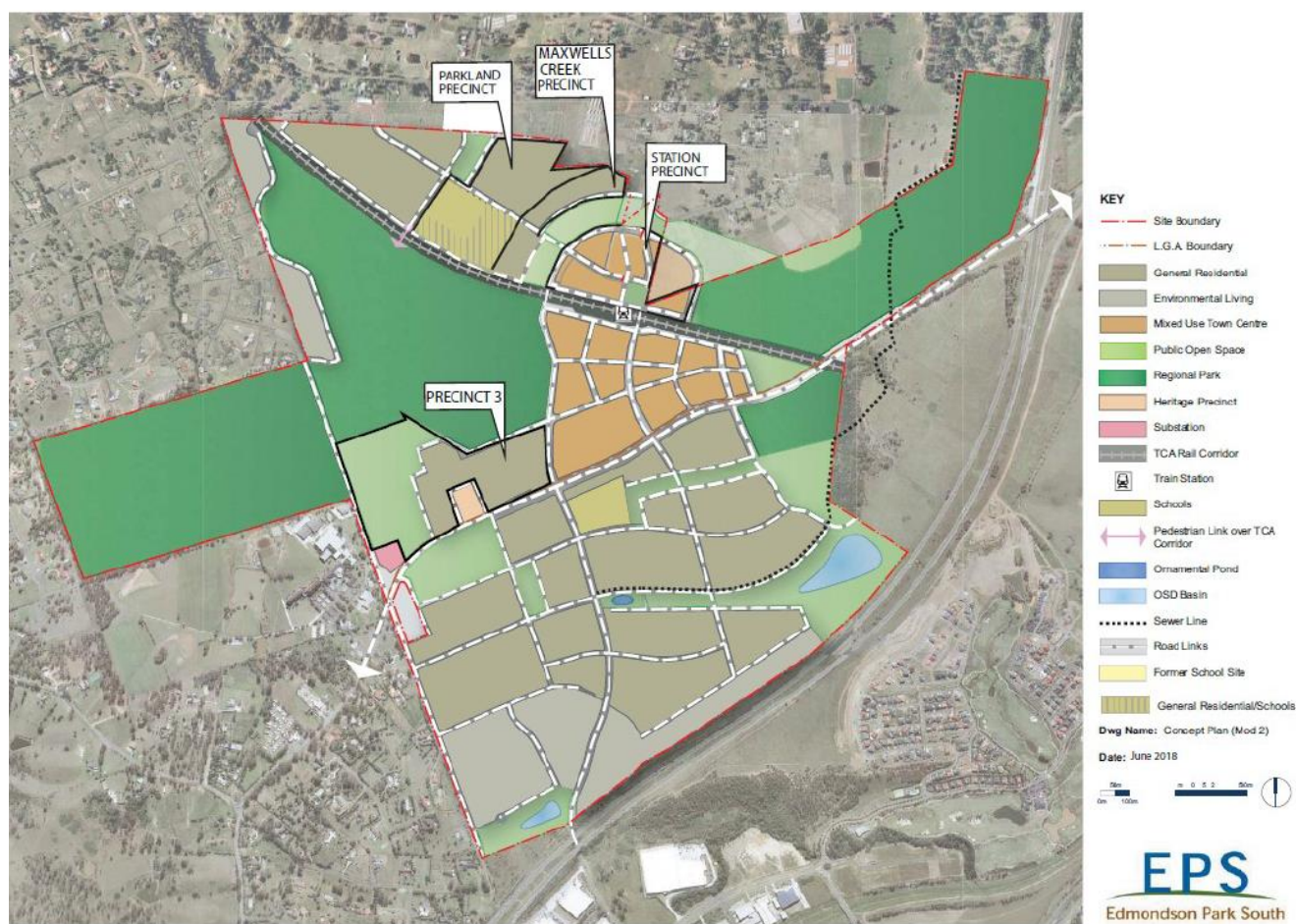


Figure 2 - Proposed planning amendments (from Landcom 2018)

Vegetation

As part of the proposed boundary amendments, an additional 0.04 ha of regrowth vegetation mapped as Cumberland Plain Woodland (EPBC listed CPW) will be included into the Precincts SEPP and Concept Plan. This area of CPW will be entirely located in lands identified for protection of CPW values within a land zoning of public recreation (RE1) currently under the *Liverpool Local Environment Plan 2008* (Figure 3), and identified as Public Open Space under the Concept Plan (Figure 2)

Planning Context - Biodiversity

The Edmondson Park precinct was initially part of a biodiversity certification order (under the *Threatened Species Conservation (TSC) Act*) and is also covered by a conservation agreement (under the *Environmental Protection and Biodiversity Conservation (EPBC) Act*) between NSW and the Commonwealth of Australia. The precinct also includes a Regional Park to be managed for biodiversity conservation objectives. The effects of the boundary modification on each of these are detailed below.

The NSW Government commenced reforms of the *Threatened Species Conservation Act 1995* (TSC Act) and the *NSW Native Vegetation Act 2003* (NV Act) in 2014. In November 2016, the NSW parliament passed the *NSW Biodiversity Conservation Act 2016* (BC Act) and *Local Land Services Amendment Act 2016* (LLS Act). This new legislation has now repealed the TSC Act and NV Act, and the BC Act commenced on 25 August 2017. Furthermore, the *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017* (Vegetation SEPP) was introduced and works together with the BC Act and the LLS Act to create a framework for the regulation of clearing of native vegetation in NSW.

Among other changes, the BC Act introduces new mandatory requirements for biodiversity assessment and reporting and will require proponents to offset significant biodiversity impacts by retiring biodiversity credits. Under the BC Act, there are several triggers for an assessment under the Biodiversity Offset Scheme (BOS), using Biodiversity Assessment Methodology (BAM).

ELA understands that no additional vegetation or habitat will be impacted as part of the boundary modifications, and therefore, the amendment will not exceed any of these thresholds, and hence, will not trigger the BOS or BAM.

Threatened Species Conservation Act - Biodiversity Certification Order

The proposed boundary modifications include the addition of lands which are classified as both certified and non-certified under the mapping referred to in the Biodiversity Certification Order. The additional area for development (Town Centre) is confined to certified lands and no additional vegetation or habitat will be impacted as part of the boundary modifications. The additional area within non-certified lands (Public Open Space) is identified for protection of CPW values.

The proposed modifications are consistent with the Biodiversity Certification Order (NSW Government 2006), avoiding any impacts to non-certified lands.

Liverpool Local Environment Plan 2008

The entirety of the proposed addition to non-certified lands is identified for protection of CPW values within a current land zoning of public recreation (RE1) under the *Liverpool Local Environment Plan 2008*.

The proposed modifications are consistent with the objectives of the land zoning of the *Liverpool Local Environment Plan 2008*

EPBC Act Conservation Agreement (2009)

The modification of the boundary adds 2.5 ha of land to the SEPP and concept plan. An area of 0.35 ha of the additional land is identified under the conservation agreement for the protection of CPW values within a land zoning of public recreation (RE1). The boundary modifications will not modify the current zoning of this land nor the intention for the protection of CPW within it (Figure 3).

The proposed boundary modification is consistent with the objectives of the conservation agreement.

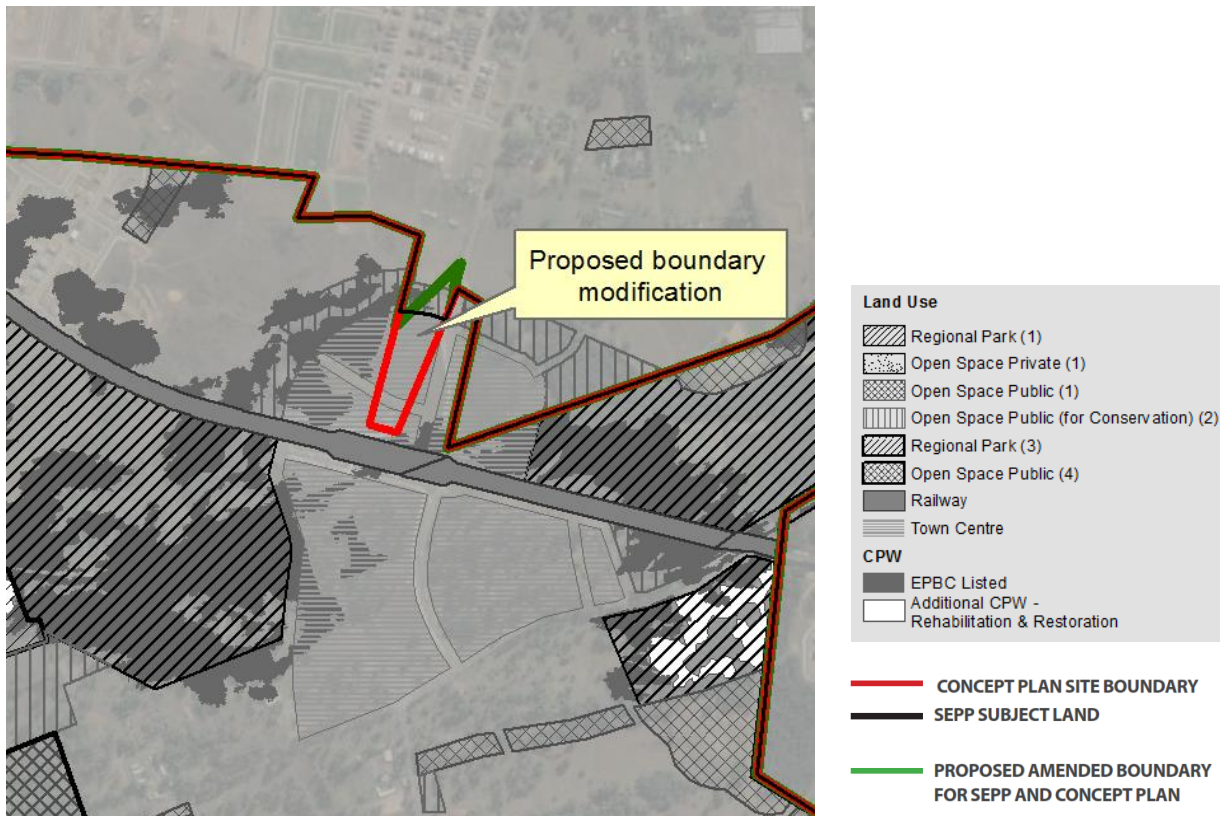


Figure 3 - Edmondson Park Vegetation and Land Zoning (extract from Commonwealth of Australia 2009 - Edmondson Park Conservation Agreement)

Regional Park

There are no modifications proposed to the Edmondson Regional Park as part of this proposal.

Conclusion

There is no change to the impact on any areas of biodiversity as part of the modification. Areas identified for the retention of CPW remain unchanged.

References

Eco Logical Australia (2010) Edmondson Park Part 3A – Concept Plan. Ecological Assessment. Prepared for Landcom. September

Commonwealth of Australia (2009) Edmondson Park Conservation Agreement. 20 August

NSW Government (2006) Order to confer biodiversity certification on the State Environmental Planning Policy (Sydney Region Growth Centres). Online. Available:

<http://www.environment.nsw.gov.au/resources/nature/biocertordwsgcentres.pdf>

UrbanGrowth NSW (2017) Edmondson Park Town Centre North – Masterplan. July

Willow Tree Planning, 2018. Request to Amend SEARs for Modification 5 to Edmondson Park South Concept Plan MP10_0118. Prepared for Landcom