



Mr Chris Eldred
Senior Planning Officer
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
PARRAMATTA NSW 2124

14 October 2024

Subject: Notice of Exhibition – Nepean Business Park: Vegetation removal, earthworks and landscaping (DA24/8535)

Dear Mr Eldred

Thank you for your referral received 25 September 2024, requesting advice from the Biodiversity, Conservation and Science (BCS) Group of the NSW Department of Climate Change, Energy, Environment and Water (DCCEEW) on the exhibition of development application (DA24/8535) for Nepean Business Park at 14-278 Old Castlereagh Road, Castlereagh.

BCS understands this development application is to be considered with the Penrith Lakes Employment Lands Subdivision and Works (DA 9876), which was approved by the Land and Environment Court on 31 March 2022.

BCS has reviewed the following documents:

- Statement of Environmental Effects (dated 29 May 2024) prepared by Planning Ingenuity
- Biodiversity Development Assessment Report (BDAR) – Streamlined Assessment Module – Planted Native Vegetation (dated 1 August 2024) prepared by RPS AAP Consulting
- Southern Wetlands Site Penrith Lakes Employment Land Old Castlereagh Road Tree Survey (dated 27 July 2023) prepared by Australian Tree Consultants, and
- Landscape Plan (dated 25 March 2024) prepared by Architectus.

BCS notes a significant number of trees are proposed for removal. However, most of these trees are in declining health due to poor plant selection, suboptimal planting arrangements and degraded soil conditions. The proposal includes a full replacement strategy along with soil improvements. The BDAR is adequate for the proposed development.

BCS recommends the following condition of consent:

The species used in replanting should be of local provenance and aims to recreate the vegetation community that would have existed prior to European settlement, based on the advice of a suitably qualified ecologist.

The Statement of Environment Effects section 4.1.2.1 has reasonably addressed section 5.38 Flood Planning of the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*, as required by Section 4.15(1)(a) of the *Environmental Planning and Assessment Act 1979*. BCS has no further comment to make regarding flooding.

Should you have any queries regarding this matter, please contact Angela Stewart, Senior Conservation Planning Officer, via angela.stewart@environment.nsw.gov.au.

Yours sincerely



Louisa Clark
Director
Greater Sydney Branch – Regional Delivery
Biodiversity Conservation and Science Group