

Growth Centres Strategic Assessment Program

Assessment of Consistency between the Commitments of the Strategic Assessment Program
and the Austral and Leppington North Precincts

March 2013

1. Introduction

In December 2011 the Federal Government endorsed the Sydney Growth Centres Strategic Assessment Program Report and in February 2012 approved the classes of actions in the Growth Centres that if undertaken in accordance with the approved program do not require separate approval under the *Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)*

The Program includes a range of commitments for matters of national environmental significance protected under the EPBC Act. The commitments are drawn from the analysis in the Supplementary Assessment Report and Draft Strategic Assessment Report (Part B), and build upon the Relevant Biodiversity Measures for the Growth Centres Biodiversity Certification.

This report has been prepared to assess of the consistency of proposed precinct plans with the commitments of the Strategic Assessment Program and to satisfy the evaluation and reporting requirements for the Program. Consistency with the Strategic Assessment Program is required to ensure proposals in the Growth Centres benefit from the Commonwealth approval.

This report has been prepared in a table format and addresses all commitments that are relevant to precinct planning. It is noted that some of the commitments are not specific to precinct planning and have therefore not been included in the report.

The Strategic Assessment Program can be viewed in full at <http://www.growthcentres.nsw.gov.au/strategicassessment-94.html>

Where the report indicates that precinct planning is inconsistent with the Biodiversity Certification or the Strategic Assessment Program, full justification for the inconsistency is provided as part of the ecological assessment for the precinct.

Both the Growth Centres Biodiversity Certification Relevant Biodiversity Measures and Strategic Assessment require a consistency report be prepared and publicly exhibited when the precinct plan is exhibited.

The draft Austral and Leppington North Precinct Plan was publicly exhibited from 26 October to 2 December 2011, prior to the Sydney Growth Centres Strategic Assessment Program coming into effect. Therefore, a consistency report was not part of the public exhibition. This report has been prepared since exhibition and is based on the final Precinct Plan (the final Indicative Layout Plan is at **Annex B**).

Definitions

Terms defined below appear in **bold** in the table. Where the terms are also defined in the Biodiversity Certification Order, the definitions provided are consistent with those in the Order.

- Biodiversity Certification Maps means the maps marked “North West Growth Centre – Biodiversity Certification” and “South West Growth Centre – Biodiversity Certification” dated November 2007 and included in Schedule 2 of the Biodiversity Certification Order.
- *Certified Area* means an area marked as a certified area on a biodiversity certification map.
- *Clearing* of vegetation means any one or more of the following:
 - a) cutting down, felling, thinning, logging or removing native vegetation in whole or in part,
 - b) killing, destroying, poisoning, ringbarking, uprooting or burning native vegetation in whole or in part.
- *Commitments* means the commitments set out in section 4 of the Sydney Growth Centres Strategic Assessment Program Report.
- *DECCW* means the Department of Environment, Climate Change and Water (which is now the Office of Environment and Heritage).
- *EPBC Act* means Environmental Protection and Biodiversity Conservation Act 1999
- *GCC* means the Growth Centres Commission constituted under the *Growth Centres (Development Corporations) Act 1974* (which is now the Department of Planning and Infrastructure).
- *Minister* means the Minister administering the EPBC Act.
- *Protection or Protected* in relation to land means land that is protected by a land use zoning under an environmental planning instrument or public ownership arrangements that provide for the protection of biodiversity values as a priority, or another arrangement that provides in perpetuity security for biodiversity on the subject land.
- *Relevant Biodiversity Measures* means the conditions in Schedule 1 of the Biodiversity Certification Order.
- *TSC Act* means the *Threatened Species Conservation Act 1995*.

2. Assessment

Table 1: Assessment of consistency between the commitments of the Strategic Assessment Program and the Austral and Leppington North Precincts.

	Commitment	Austral and Leppington North Precincts – Comment	Consistent with Commitment	Justification
Review of Zoning				
3	<p>Review the provisions of the Environment Conservation and Public Recreation - Regional zones in the Growth Centres SEPP to confirm they are adequate for conservation purposes.</p> <p>Note this commitment is being undertaken for the Growth Centres as one exercise as does not need to be addressed separately for each precinct.</p>	<p>Undertake a review of the zone objectives, permitted land uses and development controls to ensure the conservation values of the land are adequately protected.</p>	Yes	
Threatened Ecological Communities				
4	<p>Retention and protection of a minimum 998 ha of CPW within the Growth Centres, including a minimum of 363 ha of HMV CPW.</p> <p>i) Retention and protection of CPW in the following areas of the Growth Centres:</p> <p>a) 138 ha within Flood Prone Land to be protected through the vegetation clearing controls under the Growth Centres SEPP or through zoning and/or development controls following completion of precinct planning.</p> <p>b) 424 ha within Environment Conservation and Public Recreation – Regional zoning to be protected.</p> <ul style="list-style-type: none"> • RBM 12 which states that clearing of these areas is not 	<p>The total area of Commonwealth listed CPW as mapped in the Strategic Assessment in the precincts is 88 ha. Of this 2.65 ha is in the Kemps Creek Nature Reserve and 3.35 ha is within the former Western Sydney Parklands Area. The Kemps Creek Nature Reserve area has been excluded from all further calculations, and the Western Sydney Parklands Area is addressed under condition 4i)c) below.</p> <p>Of the 138 hectares of CPW to be protected across the Growth Centres, 22.13ha is within the Austral and Leppington North Precincts. None of the CPW in the Precincts is HMV CPW. This is the 'target' amount of CPW to be protected to maintain consistency with condition 4(i)(a) of the Strategic Assessment.</p>	Yes	<p>Annex A contains a map showing the current boundaries of non-certified land in the Precincts, and ENV that is required to be protected.</p> <p>Annex D highlights ENV in non-certified areas that is proposed to be impacted by the Precinct Plan, and ENV in certified areas that is proposed to be protected by the Precinct Plan.</p> <p>Annex E shows</p>

Assessment of consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and Austral and Leppington North Precincts

	Commitment	Austral and Leppington North Precincts – Comment	Consistent with Commitment	Justification
	<p>permitted unless it is in accordance with a Plan of Management endorsed by DECCW;</p> <ul style="list-style-type: none"> • the zoning and vegetation clearing controls under the Growth Centres SEPP; and • the Growth Centres Conservation Fund which provides funding to acquire the land. 	<p>Cardno’s groundtruthing identified 121.84 ha of CPW in the precincts which is mapped as ENV. Of this 3.03 ha is in Kemps Creek Nature Reserve and 6.39 ha is within the former Western Sydney Parklands area. (These areas are based on vegetation community mapping as per the strategic assessment).</p> <p>Using the Ground-truthed mapping of CPW, under the Precinct Plan, 39.62 ha of CPW is to be protected. Of this:</p> <ul style="list-style-type: none"> • 24.55ha of CPW that is currently non-certified is to be protected. • 15.07ha of CPW is to be protected in currently certified areas. • 3.17ha of CPW that is currently non-certified is proposed to be cleared. 		<p>proposed amendments to the certified/non-certified land boundaries to ensure protection of ENV as proposed by the Precinct Plan.</p> <p>The Land Zoning Map and Native Vegetation Protection Map give effect to provisions in the Precinct Plan that will protect the 39.62 hectares of ENV in the Precincts. Protection measures are further described in the Conclusion of this report.</p>
	<p>c) 280 ha to be protected within existing reserved areas including the Westlink M7 Motorway Offsets area, the Kemps Creek Nature Reserve, and the Western Sydney Parklands.</p>	<p>A small part of the Kemps Creek Nature Reserve (which is subject to RBM 12 and condition 4(i)(c) of the Strategic Assessment) is within the Austral Precinct (refer to Figure 1 and Annex A). There is 3.03ha of ground truthed CPW mapped within this part of the Precinct. The Precinct Plan does not apply to this land (see Annex B) and there will be no impacts on it. Therefore, this vegetation is not included in the calculations in this report.</p> <p>In the former Western Sydney Parklands, there is 3.39 ha of Commonwealth listed CPW while ground truthed CPW, classified as ENV, shows 6.39 ha. All of the 6.39 ha of CPW ENV will be</p>		<p>Some ENV within the former Western Sydney Parklands area will be impacted by the South West Rail Line construction. These impacts have been separately assessed and offset in accordance with the Minister’s Conditions of Approval for the project. ENV to be protected within this area takes into account the impacts of the rail line.</p> <p>The protection measures</p>

Assessment of consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and Austral and Leppington North Precincts

	Commitment	Austral and Leppington North Precincts – Comment	Consistent with Commitment	Justification
		protected by the Precinct Plan.		maps at Annex C identify ENV that is proposed to be protected in the former Parklands area. Annex E shows proposed amendments to the certified/non-certified land boundaries.
	<p>d) 79 ha to be protected within protected zones within Edmondson Park.</p> <p>e) 77 ha to be retained within non-certified and transitional lands. These areas will be retained subject to the confirmation of the presence of the community through survey at the precinct planning stage.</p> <p>ii) If for any reason the above targets cannot be achieved then the NSW Government will ensure that 998 ha of CPW is protected within the Growth Centres through the measures contained in either RBM 8a or 8b.</p>	Not Applicable	Not Applicable	Not Applicable
5	<p>Assessment of 14 ha HMV CPW within Marsden Park & Marsden Park Industrial Precincts to confirm its presence and if present protect, shown in red hatching on the Biodiversity Certification maps</p> <p>a) Assessment of the HMV CPW in accordance with RBM 14 and 15.</p> <p>b) Based on the outcomes of the assessment, DECCW will advise the NSW Minister for the Environment whether the area should be protected in accordance with RBM 16.</p>	Not Applicable	Not Applicable	Not Applicable

Assessment of consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and Austral and Leppington North Precincts

	Commitment	Austral and Leppington North Precincts – Comment	Consistent with Commitment	Justification
Shale Sandstone Transition Forest (SSTF)				
8	<p>Retention and protection of a minimum of 58 ha of SSTF within the Growth Centres.</p> <p>i) Retention and protection of SSTF in the following areas of the North West Growth Centre:</p> <p>a) 5.5 ha within Flood Prone Land to be protected through the vegetation clearing controls under the Growth Centres SEPP.</p> <p>b) 5.5 ha within Public Recreation – Regional zoning to be protected.</p> <ul style="list-style-type: none"> • RBM 12 which states that clearing of these areas is not permitted unless it is in accordance with a Plan of Management endorsed by DECCW; • the zoning and vegetation clearing controls under the Growth Centres SEPP; and • the Growth Centres Conservation Fund which provides funding to acquire the land. <p>c) 0.5 ha within the Westlink M7 Motorway Offsets area to be protected through maintenance of the existing conservation area (purchased by the RTA for transfer to DECCW as part of the Westlink M7 Motorway offsets).</p> <p>d) 46.5 ha within the E3 Environmental</p>	<p>There is no mapped Shale Sandstone Transition Forest in the Austral and Leppington North Precincts.</p>	<p>Not Applicable</p>	<p>Not Applicable</p>

Assessment of consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and Austral and Leppington North Precincts

	Commitment	Austral and Leppington North Precincts – Comment	Consistent with Commitment	Justification
	Management zone in North Kellyville to be protected under the existing native vegetation and native vegetation retention controls under the North Kellyville Precinct Plan.			
Additional conservation actions within the Growth Centres – plants				
11. and 12.	<p>During or before the preparation of the relevant precinct plan(s) under the Growth Centres Development Code relating to the areas referred to in the table below, the following actions must be undertaken:</p> <p>Species</p> <p><i>Acacia pubescens</i></p> <p>Required action</p> <p>Known populations at Kemps Creek and Austral – as shown in red hatching on the Biodiversity Certification maps:</p> <ul style="list-style-type: none"> survey to confirm the presence of the population in the Kemps Creek and Austral precincts, and if the species is present and the population is identified as significant relative to the adjacent property by DECCW, provide for the protection of the area of suitable habitat for the species to the satisfaction of the DECCW. 	While RBM 17- <i>Acacia pubescens</i> refers to areas in the Austral Precinct, the area mapped under this condition is adjacent to the Austral Precinct, within the Western Sydney Parklands and Sydney Catchment Authority Upper Canal. As the land covered by this condition is not in the Precincts, this condition is not relevant to this report.	Not Applicable	
15. and 30.	<p><i>Dillwynia tenuifolia</i></p> <p>Retention and protection of habitat supporting the four important</p>			

Assessment of consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and Austral and Leppington North Precincts

	Commitment	Austral and Leppington North Precincts – Comment	Consistent with Commitment	Justification
27.	<p><i>Pultenaea parviflora</i> populations of <i>Dillwynia tenuifolia</i> and <i>Pultenaea parviflora</i> known to occur within the Growth Centres through acquisition of land for environmental conservation.</p> <p>a) Protection of the Marsden Park North population within Environment Conservation zoning in accordance with the measures outlined in commitment 8.b)</p> <p>b) Protection of the population within the Air Services Australia site at Shanes Park (noting that at the time of finalising the Program the site is still under care of the Commonwealth) through:</p> <ul style="list-style-type: none"> • RBM 12 which states that clearing of these areas is not permitted unless it is in accordance with a Plan of Management endorsed by DECCW; and • the zoning and vegetation clearing controls under the Growth Centres SEPP. <p>c) Protection of the majority of the large population within Kemps Creek in accordance with the measures outlined in commitment 15.b) above.</p>			
17.	<p>d) Protection of the large population that occurs within the Westlink M7 Motorway</p>			

Assessment of consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and Austral and Leppington North Precincts

	Commitment	Austral and Leppington North Precincts – Comment	Consistent with Commitment	Justification
18. and 19.		offset adjacent to the Colebee Precinct through maintenance of the existing conservation area (purchased by the RTA for transfer to DECCW as part of the Westlink M7 Motorway offsets).		
23. 24. and 25.	<i>Pimelea spicata</i>	<p>Potential populations at Denham Court Road within the East Leppington Precinct - as shown in red hatching on the Biodiversity Certification maps:</p> <ul style="list-style-type: none"> • survey to confirm the presence of population, and • if the population is present and identified as significant relative to adjacent property by DECCW, provide for the protection of the area of suitable habitat for the species to the satisfaction of the DECCW. 		
20.	<p><i>Grevillea parviflora</i> <i>subsp. parviflora</i></p> <p><i>Persoonia nutans</i></p>	<p>Retention and protection of habitat supporting the population known to occur within the Growth Centres through acquisition of land in Kemps Creek.</p> <p>a) Protection of the majority of the large population within Kemps Creek through:</p> <ul style="list-style-type: none"> • RBM 12 which states that clearing of these areas is not permitted unless it is in 		

Assessment of consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and Austral and Leppington North Precincts

	Commitment	Austral and Leppington North Precincts – Comment	Consistent with Commitment	Justification
22.		<p>accordance with a Plan of Management endorsed by DECCW; and</p> <ul style="list-style-type: none"> the zoning and vegetation clearing controls under the Growth Centres SEPP. <p>Potential populations at Kemps Creek Precinct - as shown in red hatching on the Biodiversity Certification maps:</p> <ul style="list-style-type: none"> survey to confirm the presence of population, and if the species is present and population is identified as significant relative to adjacent property by DECCW, provide for the protection of the area of suitable habitat for the species to the satisfaction of the DECCW. 		
	<i>Micromyrtus minutiflora</i>	<p>Retention and protection of habitat supporting the two important populations known to occur within the Growth Centres.</p> <p>a) Protection of the Marsden Park North population within Environment Conservation zoning through:</p> <ul style="list-style-type: none"> RBM 12 which states that clearing of these areas is not permitted unless it is in accordance with a Plan of Management 		

Assessment of consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and Austral and Leppington North Precincts

	Commitment	Austral and Leppington North Precincts – Comment	Consistent with Commitment	Justification
14.	<p>endorsed by DECCW;</p> <ul style="list-style-type: none"> the zoning and vegetation clearing controls under the Growth Centres SEPP; and the Growth Centres Conservation Fund which provides funding to acquire the land. <p>b) Protection of the population within the Air Services Australia site at Shanes Park (noting that at the time of finalising the Program the site is still under care of the Commonwealth) through:</p> <ul style="list-style-type: none"> RBM 12 which states that clearing of these areas is not permitted unless it is in accordance with a Plan of Management endorsed by DECCW; and the zoning and vegetation clearing controls under the Growth Centres SEPP. 			
	<p><i>Persoonia hirsuta</i></p> <p>Potential habitat at North Kellyville – as shown in red hatching on the Biodiversity Certification maps:</p> <ul style="list-style-type: none"> survey to confirm the presence of the species, and if the species is present, 			

Assessment of consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and Austral and Leppington North Precincts

	Commitment	Austral and Leppington North Precincts – Comment	Consistent with Commitment	Justification
	<p>provide for the protection of the habitat within the Precinct through zoning as E3 Environmental Management and existing native vegetation or native vegetation retention development controls.</p> <p><i>Darwinia biflora</i></p> <p>Known populations at North Kellyville - as shown in red hatching on the Biodiversity Certification maps:</p> <ul style="list-style-type: none"> • survey to confirm the extent of the populations, and • provide for the protection and ongoing management of key populations within the Precinct through zoning as E3 Environmental Management and existing native vegetation controls. <p>Note: On completion of the above actions the Minister may decide that it is appropriate to amend the boundaries of the area subject to biodiversity certification, in accordance with condition 3.</p>			
Additional conservation actions within the Growth Centres – animals				
	During or before the preparation of the relevant precinct plan(s) under the Growth Centres Development Code relating to the area referred to in the table below, the following actions must be undertaken:			
32.	<p>Species</p> <p><i>Swift Parrot</i></p>	<p>Required action</p> <p>Protection of potential habitat for the Swift Parrot within the Growth</p>	<p>Commitments in relation to the Swift Parrot and Grey-Headed Flying Fox are relevant and have been satisfied for the Austral and Leppington North Precincts by the protection of 116.62 hectares of ENV across the Precincts, this is 10 hectares more ENV than is required to maintain parity with the 2,000 hectares of ENV across the Growth Centres</p>	<p>Yes</p> <p>116.62 hectares of ENV will be protected in the Austral and Leppington North Precincts, this is 10 hectares more ENV than is required to maintain parity with the target identified in the draft</p>

Assessment of consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and Austral and Leppington North Precincts

	Commitment	Austral and Leppington North Precincts – Comment	Consistent with Commitment	Justification
34. and 35.	<p>Centres.</p> <p>a) Protection of 2,000 ha native vegetation within the Growth Centres through:</p> <ul style="list-style-type: none"> • RBM 6 which requires a minimum of 2,000 ha of existing native vegetation to be retained; and • the relevant development controls under the Growth Centres SEPP that relate to the retention of native vegetation. 	in accordance with RBM 6. This will include any existing potential habitat for the Swift Parrot and Grey-headed Flying Fox found within this area.		<p>Growth Centres Conservation Plan.</p> <p>Refer to the Maps in Annex B and C which show the Indicative Layout Plan and zoning. The Maps at Annex D shown ENV that is proposed to be protected, including currently non-certified ENV proposed to be cleared and currently certified ENV that is to be protected.</p>
36. 38.	<p><i>Green and Golden Bell Frog</i></p> <p>Potential population at Riverstone – as shown in red hatching on the Biodiversity Certification maps:</p> <p>a) Incorporation of habitat protection and enhancement features (as per the agreed concept design) in the Riverstone Precinct Development Control Plan for the trunk drainage land.</p> <p>b) Inclusion of provisions in the Riverstone Precinct Plan and Development Control Plan to require the design and assessment of development on subject lands to be consistent with any recovery plan for the species and the Best Practice Guidelines for Green and Golden Bell Frog</p>			

Assessment of consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and Austral and Leppington North Precincts

	Commitment	Austral and Leppington North Precincts – Comment	Consistent with Commitment	Justification
	Habitat (DECC 2008b). Retention of major drainage lines and associated vegetation throughout the Growth Centres through Growth Centres SEPP development controls for major creeks and flood prone areas.			
<i>Large-eared Pied Bat</i>	Retention of potential roosting habitat and immediately adjacent potential foraging habitat along Cattai Creek in North Kellyville through development controls associated with the E3 Environmental Management and E4 Environmental Living zones.			
<i>Grey-headed Flying Fox</i>	Protection of potential habitat for the Grey-headed Flying Fox within the Growth Centres. b) Protection of 2,000 ha native vegetation within the Growth Centres through: <ul style="list-style-type: none"> • RBM 6 which requires a minimum of 2,000 ha of existing native vegetation to be retained; and • the relevant development controls under the Growth Centres SEPP that relate to the retention of native vegetation. 			
Note: On completion of the above actions the Minister may decide that it is appropriate to amend the boundaries of the area subject to biodiversity certification, in accordance with condition 3.				

3. Conclusion

This report has undertaken an assessment of the consistency of the Austral and Leppington North Precinct Plan with the Strategic Assessment and the applicable commitments.

It is concluded that the Austral and Leppington North Precinct Plan is consistent with the Strategic Assessment of the Growth Centres SEPP, as follows:

- 116.62 hectares of ENV will be protected by the Precinct Plan, 10 hectares more than is required under the Biodiversity Certification.
- 24.55 hectares of CPW ENV that is currently non-certified will be protected by the Precinct Plan.
- 3.17 hectares of non-certified CPW ENV is proposed to be cleared to enable efficient urban development of the Precincts and to ensure that essential infrastructure can be constructed. To more than offset these impacts, 15.07 hectares of CPW ENV that is currently certified will be protected by the Precinct Plan and by amendments to the boundaries of certified and non-certified land.
- The total area of ENV (that is also Cumberland Plain Woodland as mapped under the Strategic Assessment Program) protected by the Precinct Plan is 39.62 hectares. This is 17.49 hectares more than the amount of CPW ENV (22.13 hectares) that is currently on non-certified land. The 39.62 hectares of CPW ENV will be protected by a combination of zoning, vegetation clearing controls and amendments to the boundaries of non-certified land. The proposed zoning of protected ENV is explained below.
- Amendments to the certification maps are proposed to ensure that all ENV that is protected by the Precinct Plan is also on non-certified land (see **Annex E**).

Land use zones have been selected based on advice from the OEH in relation to appropriate zoning of land containing ENV, and with consideration of other land use planning factors, including the future ownership, acquisition and use of land in accordance with the draft Precinct Plan and the EP&A Act. While the use of Environment Protection zones is preferred by OEH, in many cases it is not possible to apply this zoning to land containing ENV because of restrictions on the ability of Council to acquire the land under section 94 of the EP&A Act. In accordance with the hierarchy of land use zones preferred by OEH, land use zones have been applied to ENV that is proposed to be protected as follows:

- Where ENV to be protected is on land that is currently in Council or State Government ownership, the E2 Environmental Conservation zone has been used. The exception to this is Craik Park, in the centre of the Precincts, which is an existing Council reserve that contains a sports field and remnant ENV. The RE1 Public Recreation zone has been applied to this land to enable continued use of the sports fields.
- Where ENV to be protected is within large land holdings (and the area of ENV comprises only small part of the total area of land in the one ownership) the E2 zone has been applied. This land is not proposed to be acquired by a public authority, but the land owner may seek to dedicate the land to Council subject to Council agreement, and if this did occur, the ENV would be

protected by the combination of zoning and public ownership. Regardless, the application of the E2 zone to land that is to remain in private ownership is consistent with OEH requirements for protection of ENV.

- Within flood affected land along Kemps Creek and Bonds Creek, and adjacent to a number of other unnamed watercourses, existing rural properties that partly contain ENV are proposed to have a “split” zoning, with the land containing ENV zoned E2 Environmental Conservation and the remainder of the property zoned for a purpose that enables some commercial return either through limited subdivision or construction of a dwelling, or continued agricultural production. Generally, where the existing rural lot is partly within and partly outside the 100 year ARI flood extent, the combination of E4 Environmental Living and E2 (for the land that contains ENV) has been used. This approach also applies to a property on the eastern side of the Precincts at Eighth Avenue, which contains patches of ENV that are linked to a large remnant to the north and east in land owned by the Sydney Catchment Authority. This enables limited subdivision and construction of dwellings on relatively large lots consistent with the flooding and vegetation constraints on the land. Where the existing rural lot is entirely affected by flooding (such as along the northern parts of the Kemps Creek floodplain) the RU6 Rural Transition zone and E2 zone (for the land that contains ENV) has been used. The Rural Transition zone will enable agricultural uses that do not cause significant amenity impacts for nearby residential areas. The ability to further subdivide this land is limited, with minimum lot size controls established to limit further subdivision of land that contains ENV. In both these situations, the land that contains ENV is anticipated to remain in private ownership.
- Where land that contains ENV is to be acquired as part of a larger acquisition for a public purpose (usually for public recreation or drainage) the RE1 Public Recreation and SP2 Infrastructure (drainage zones) have been used. These approaches have generally been applied along the larger watercourses (eg. Bonds Creek and Scalabrini Creek) where the creek channel and margins are to be acquired by Council as part of the drainage network or where ENV is located on land that is to be acquired for public parks and sporting fields (these are often located within floodprone land near the major creeks). Land in these zones will be acquired by the relevant Council.

Assessment of consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and Austral and Leppington North Precincts

Annex A

Biodiversity Certification Map for the Austral and Leppington North Precincts

Assessment of consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and Austral and Leppington North Precincts

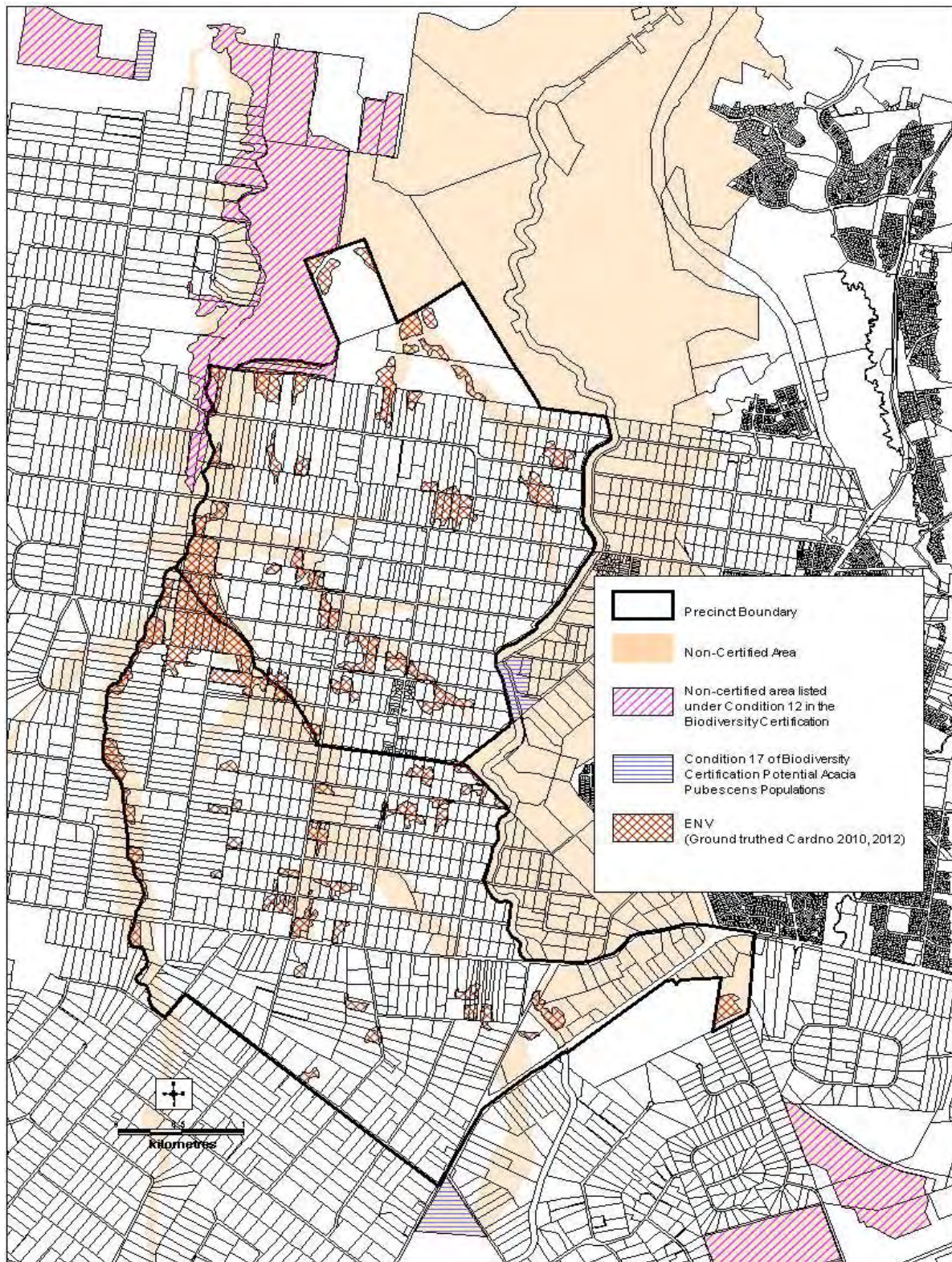


Figure 1: Austral and Leppington North Precincts – Biodiversity Certification Map showing Existing Native Vegetation (as confirmed by 2010 and 2012 ground truthing) and areas listed under Condition 12 and Condition 17 of the Biodiversity Certification.

Assessment of consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and Austral and Leppington North Precincts

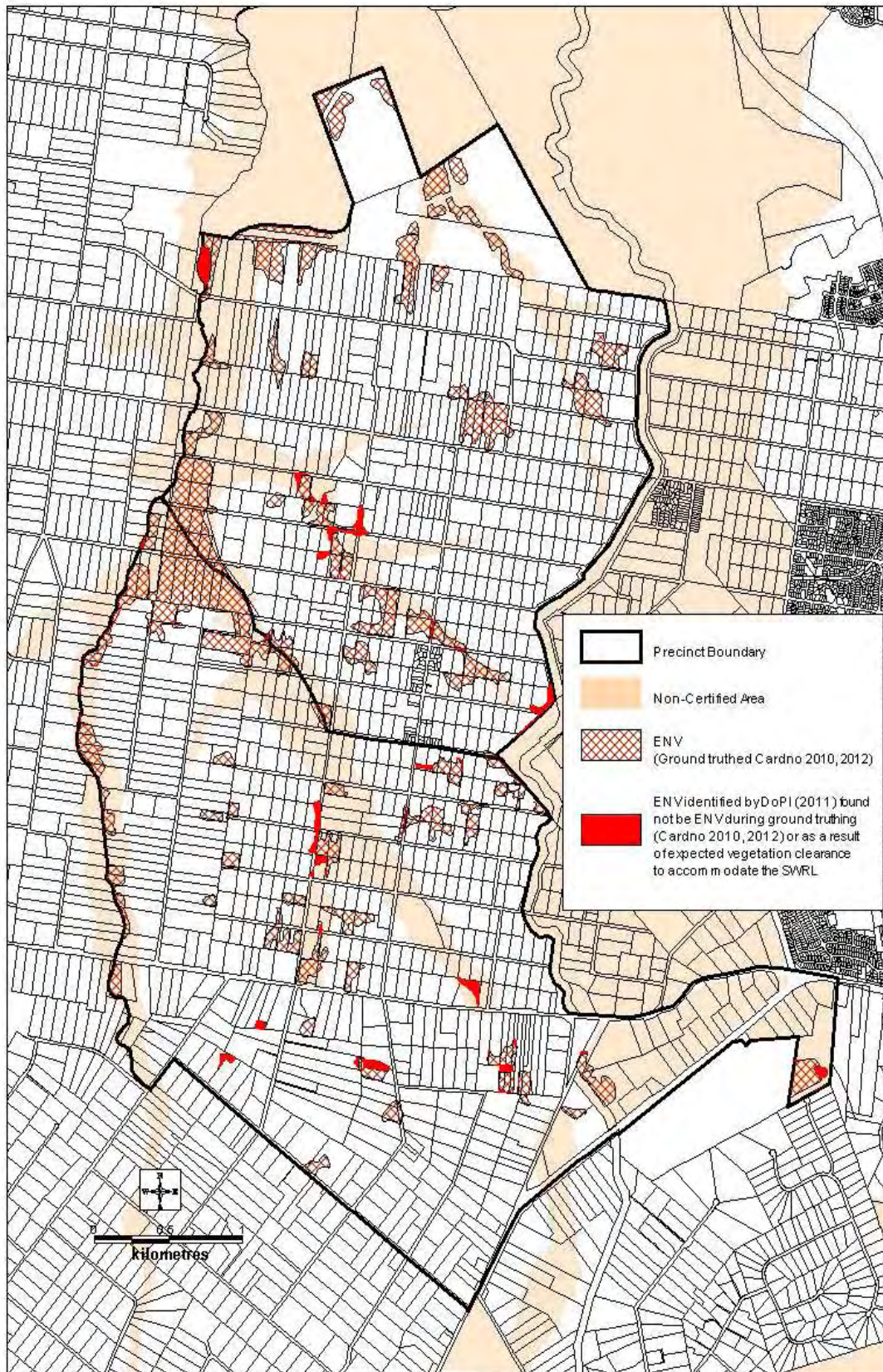


Figure 2 Existing Native Vegetation and vegetation areas found not to meet the criteria of ENV during ground truthing in 2010, 2012.

Annex B

Indicative Layout Plan for the Austral and Leppington North Precincts

Assessment of consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and Austral and Leppington North Precincts

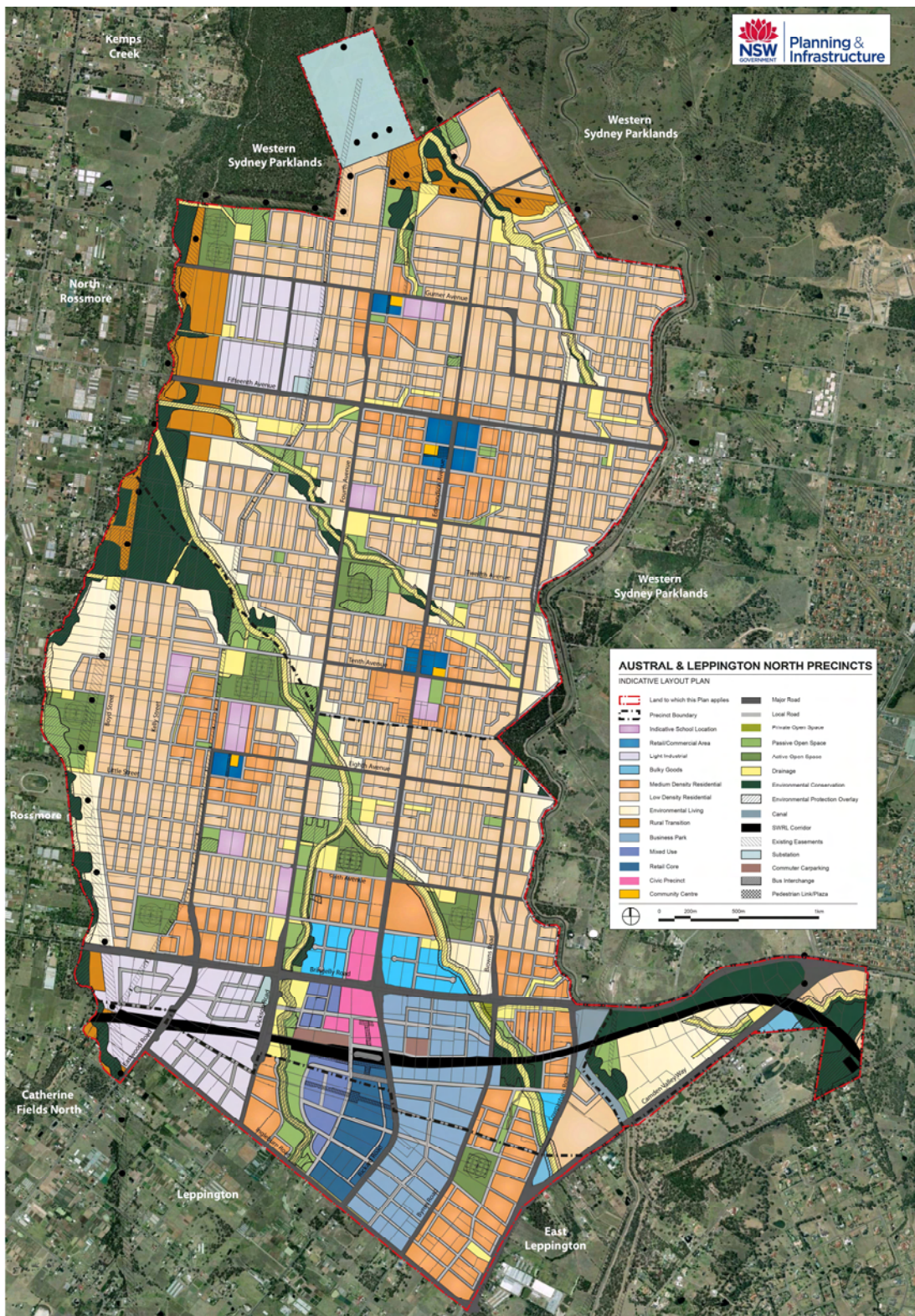


Figure 1 Final Indicative Layout Plan for Austral and Leppington North Precincts (June 2012).

Annex C

Proposed Protection Measures Plan for the Austral and Leppington North Precincts

Assessment of consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and Austral and Leppington North Precincts

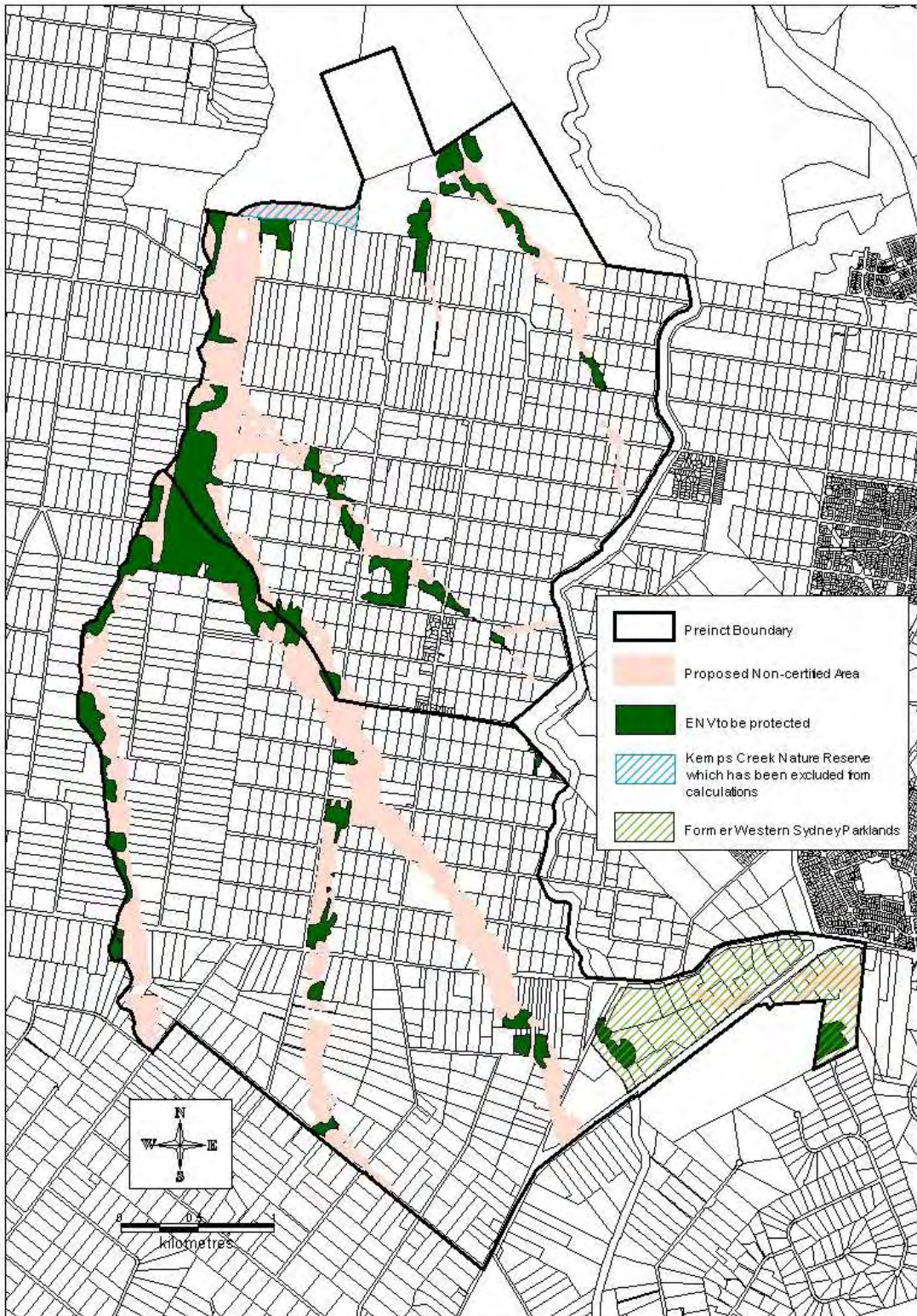


Figure 1 ENV to be protected

Assessment of consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and Austral and Leppington North Precincts

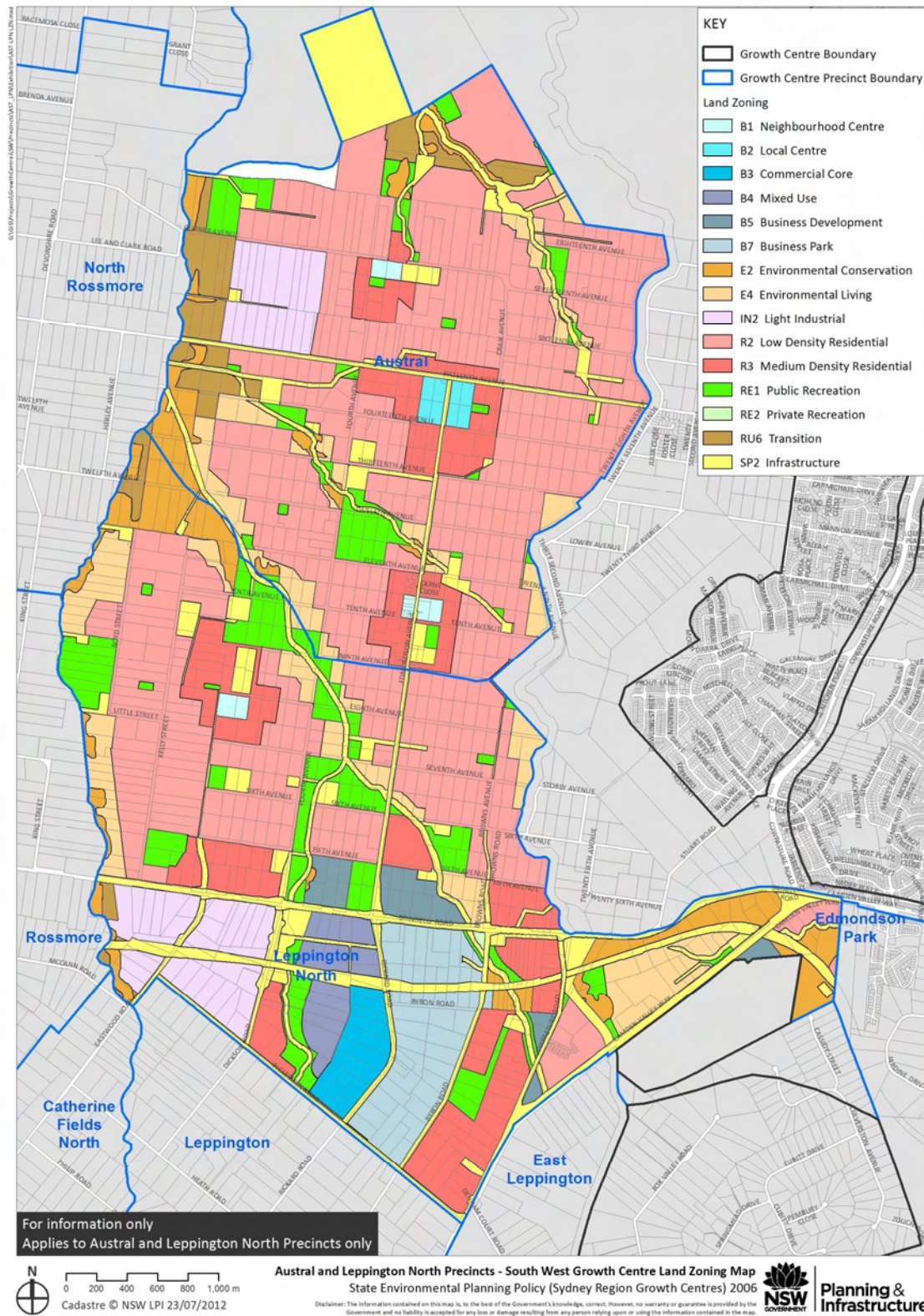


Figure 2 Land Zoning Map

Assessment of consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and Austral and Leppington North Precincts

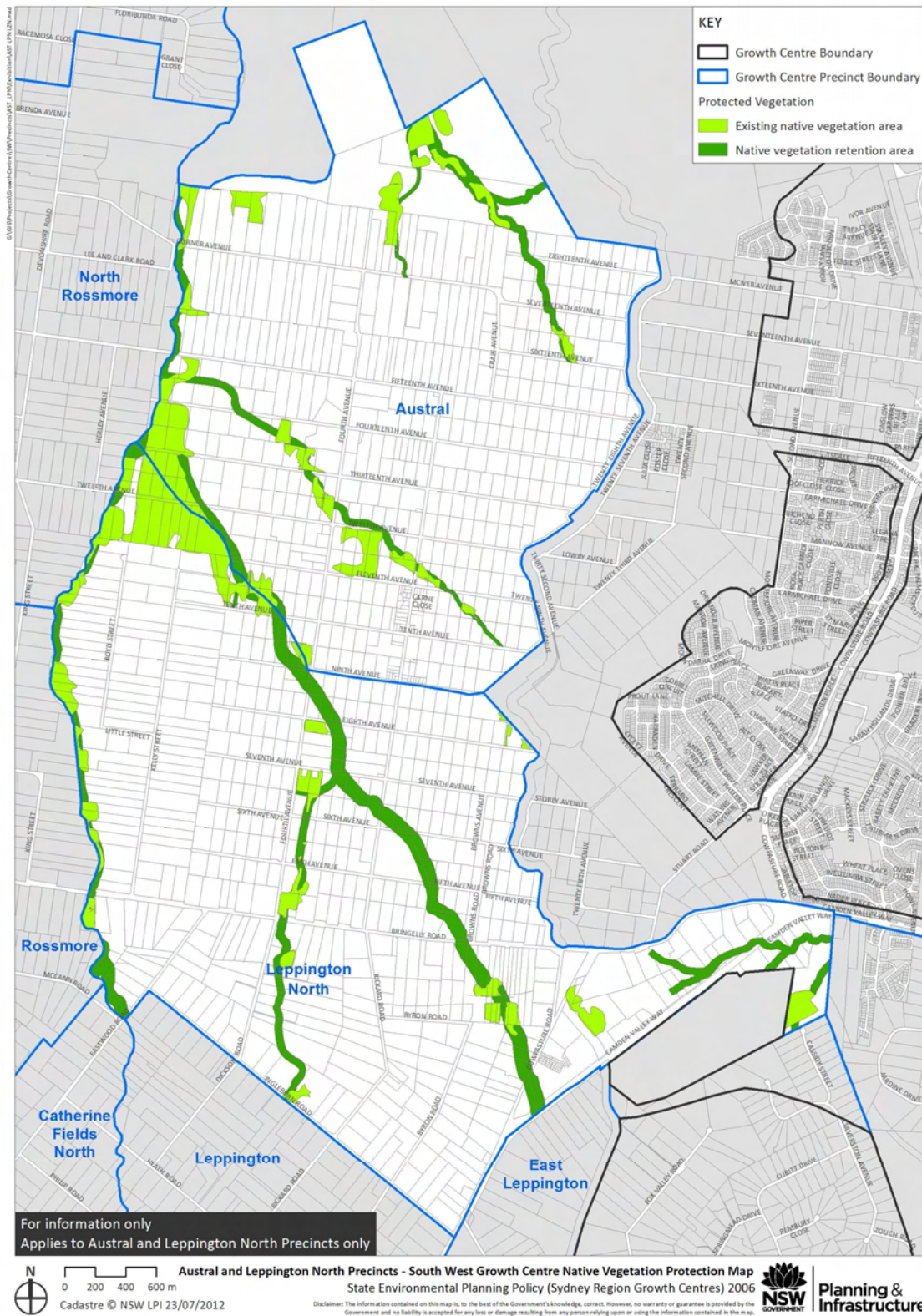


Figure 3 Native Vegetation Protection Areas Map

Annex D

Proposed Offsets Areas the Austral and Leppington North Precincts

Assessment of consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and Austral and Leppington North Precincts

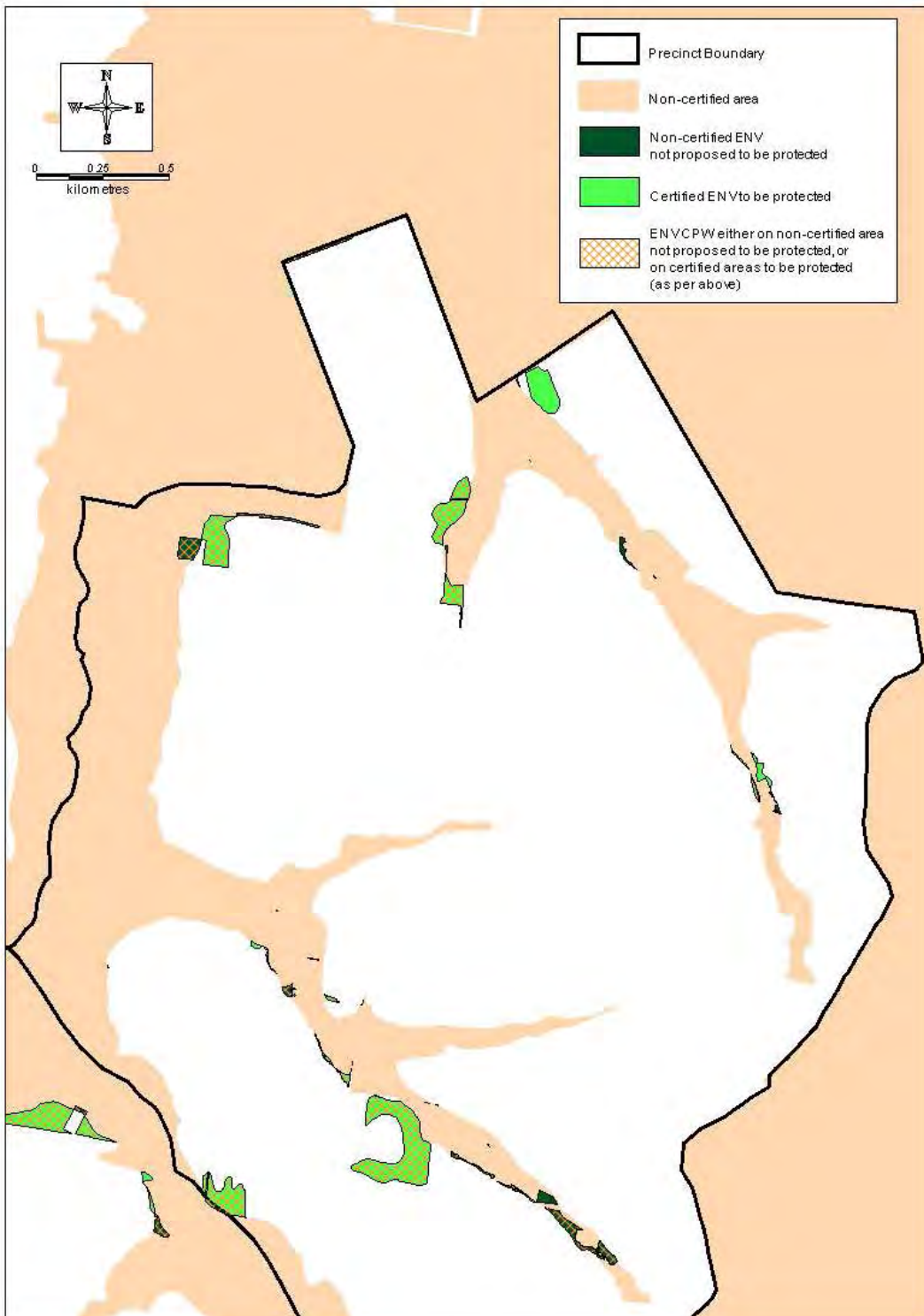


Figure 1: Certified ENV to be protected and Non-certified ENV not proposed to be protected in Austral

Assessment of consistency between Relevant Biodiversity Measures of the Biodiversity Certification Order and Austral and Leppington North Precincts

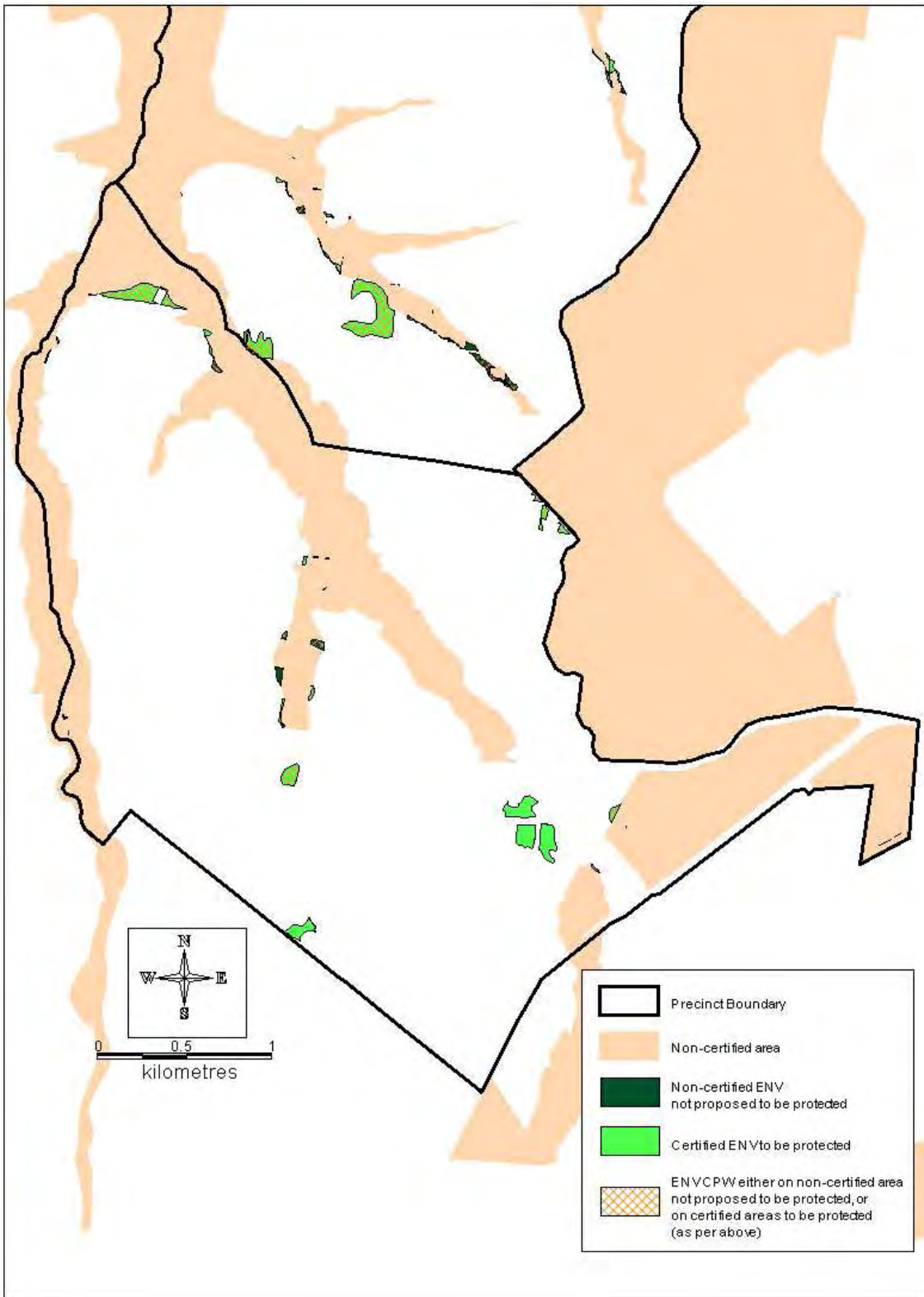


Figure 2: Certified ENV to be protected and Non-certified ENV not proposed to be protected in Leppington

Annex E

Proposed Amendments to Biodiversity Certification Map

Assessment of consistency between commitments of the Strategic Assessment and the Austral and Leppington North Precincts

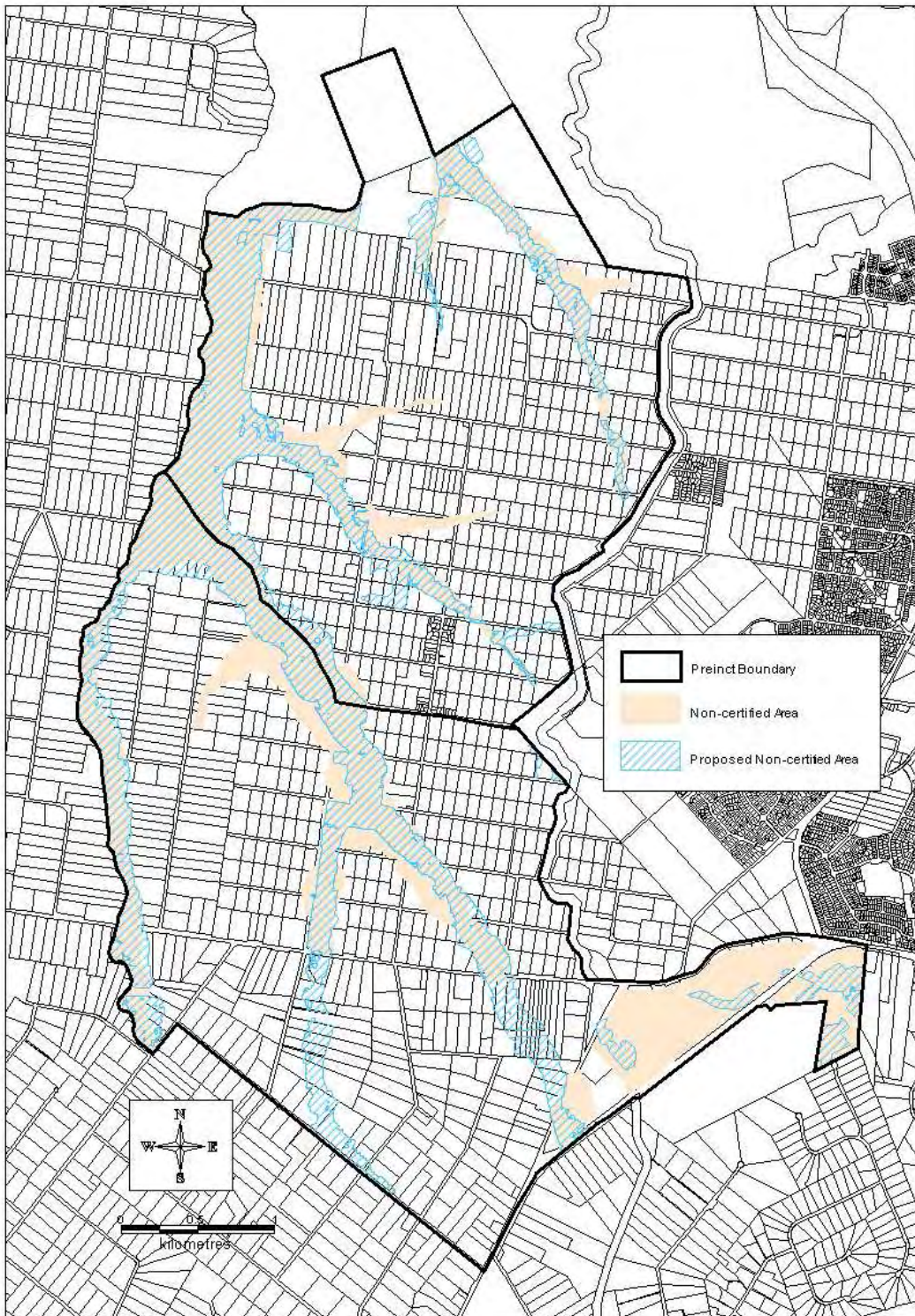


Figure 1: Proposed new boundaries of non-certified area and current non-certified area within the Austral and Leppington North precincts