



Planning,
Industry &
Environment

WESTERN SYDNEY
PLANNING
PARTNERSHIP



Growth Centres Strategic Assessment Program

Assessment of Consistency between the Commitments of the Strategic Assessment Program And the draft Western Sydney Aerotropolis (all of Aerotropolis Core and parts of Badgerys Creek and Wianamatta-South Creek, south of Elizabeth Drive) Precinct Plan

October 2020

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://growthcentres.planning.nsw.gov.au/Portals/0/Strategic Assessment/final_program_report.pdf](http://growthcentres.planning.nsw.gov.au/Portals/0/Strategic%20Assessment/final_program_report.pdf)

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.

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 Department of Planning, Industry and Environment – Environment, Energy and Science Division).
- *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, Industry and Environment).
- *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*.
- *BC Act* means the *Biodiversity Conservation Act 2016*

2 Assessment

Table 1: Assessment of consistency between the commitments of the Strategic Assessment Program and the Western Sydney Aerotropolis Precinct (all of Aerotropolis Core and parts of Badgerys Creek and Wianamatta-South Creek south of Elizabeth Drive)

	Commitment	Western Sydney Aerotropolis Precinct – 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>	Undertake a review of the zone objectives, permitted land uses and development controls to ensure the conservation values of the land are adequately protected.	Not Applicable	Is not a precinct level commitment
Threatened Ecological Communities				
4	<p>Retention and protection of a minimum 998 ha of CPW within the Growth Centres, included 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 permitted unless it is in accordance with a Plan of 	<p>The target for protection in the Western Sydney Aerotropolis Precinct is based on the areas of CPW mapped in the Strategic Assessment within non-certified lands.</p> <p>The Strategic Assessment mapped 93.12 ha of CPW in the Western Sydney Aerotropolis Precinct. Of this, 24.47 ha was on non-certified land.</p> <p>The Western Sydney Aerotropolis Precinct Plan will protect 55.30 ha of the</p>	Yes	<p>The 55.30 ha of CPW mapped in the Strategic Assessment will be protected via:</p> <ul style="list-style-type: none"> Retention of 22.71 ha of CPW within land zoned Environment and Recreation under the <i>State Environmental Planning Policy (Western Sydney Aerotropolis) 2020</i> (WSA SEPP), of which 0.43 ha is within currently certified lands and 22.27 ha is within currently non-certified lands. Retention of 32.59 ha of CPW within the Precinct's open space network, of which 32.56 ha is within certified lands and 0.23 ha is within non-certified lands. An amendment to the WSA SEPP will rezone the open space network as Environment and Recreation and the CPW will be protected via clause 27(7) and will be shown on the High Biodiversity Values map.

Assessment of Consistency between Commitments of the Strategic Assessment and the draft Western Sydney Aerotropolis Precinct (all of Aerotropolis Core and parts of Badgerys Creek Wianamatta-South Creek, south of Elizabeth Drive) Precinct Plan

	Commitment	Western Sydney Aerotropolis Precinct – Comment	Consistent with Commitment	Justification
	<p>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>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>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>	<p>CPW mapped in the Strategic Assessment</p> <p>The Strategic Assessment mapped 6.12 ha of High Management Viability (HMV) CPW in the Western Sydney Aerotropolis Precinct, which counts towards the 363 ha of HMV CPW to be protected within the Growth Centres. Of this, 6.12 ha was on non-certified land.</p>		<ul style="list-style-type: none"> There will be a shortfall of 0.13 ha of HMV CPW however, overall there will be a surplus of 30.83 ha of CPW. As part of the WSA SEPP amendment, wording will be considered for inclusion in the SEPP for how the CPW will be protected during Part 5 Activities permitted under the EP & A Act. This may include a provision like Clause 18A of the Growth Centres SEPP. Amendments are scheduled for the first quarter of 2021.
5	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	This measure does not apply to the Western Sydney Aerotropolis Precinct	Not applicable	

Assessment of Consistency between Commitments of the Strategic Assessment and the draft Western Sydney Aerotropolis Precinct (all of Aerotropolis Core and parts of Badgerys Creek Wianamatta-South Creek, south of Elizabeth Drive) Precinct Plan

	Commitment	Western Sydney Aerotropolis Precinct – Comment	Consistent with Commitment	Justification
	<p>a) Assessment of the HVM 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>			
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 	The Western Sydney Aerotropolis Precinct does not contain any SSTF.	Not applicable	

Assessment of Consistency between Commitments of the Strategic Assessment and the draft Western Sydney Aerotropolis Precinct (all of Aerotropolis Core and parts of Badgerys Creek Wianamatta-South Creek, south of Elizabeth Drive) Precinct Plan

Commitment		Western Sydney Aerotropolis Precinct – Comment	Consistent with Commitment	Justification				
	<p>provides funding to acquire the land.</p> <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 Management zone in North Kellyville to be protected under the existing native vegetation and native vegetation retention controls under the North Kellyville Precinct Plan.</p>							
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> <table><tr><th>Species</th><th>Required action</th></tr><tr><td><i>Acacia pubescens</i></td><td><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, andif the species is present and the population is identified</td></tr></table>	Species	Required action	<i>Acacia pubescens</i>	<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, andif the species is present and the population is identified	<p>Known populations at Kemps Creek and Austral (as shown in red hatching) are present within the Wianamatta-South Creek Precinct.</p>	Yes	<p>Where access was available, targeted surveys to confirm the presence of this species were undertaken. No individuals were identified.</p> <p>Nonetheless, this area will not be developed as it is located within the Wianamatta-South Creek Precinct, which is zoned Environment and Recreation and will be mapped as High Biodiversity Value.</p>
Species	Required action							
<i>Acacia pubescens</i>	<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, andif the species is present and the population is identified							

Assessment of Consistency between Commitments of the Strategic Assessment and the draft Western Sydney Aerotropolis Precinct (all of Aerotropolis Core and parts of Badgerys Creek Wianamatta-South Creek, south of Elizabeth Drive) Precinct Plan

	Commitment	Western Sydney Aerotropolis Precinct – Comment	Consistent with Commitment	Justification
15. and 30.	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 .			
	<p><i>Dillwynia tenuifolia</i> <i>Pultenaea parviflora</i></p> <p>Retention and protection of habitat supporting the four important 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 	The Western Sydney Aerotropolis Precinct does not include any of the four important populations of <i>Dillwynia tenuifolia</i> or <i>Pultenaea parviflora</i>	Not Applicable	

Assessment of Consistency between Commitments of the Strategic Assessment and the draft Western Sydney Aerotropolis Precinct (all of Aerotropolis Core and parts of Badgerys Creek Wianamatta-South Creek, south of Elizabeth Drive) Precinct Plan

Commitment		Western Sydney Aerotropolis Precinct – Comment	Consistent with Commitment	Justification
	<p>areas is not permitted unless it is in 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>c) Protection of the majority of the large population within Kemps Creek in accordance with the measures outlined in commitment 15.b) above.</p> <p>d) Protection of the large population that occurs within the Westlink M7 Motorway 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).</p>			
<i>Pimelea spicata</i>	Potential populations at Denham Court Road within the East			

Assessment of Consistency between Commitments of the Strategic Assessment and the draft Western Sydney Aerotropolis Precinct (all of Aerotropolis Core and parts of Badgerys Creek Wianamatta-South Creek, south of Elizabeth Drive) Precinct Plan

	Commitment	Western Sydney Aerotropolis Precinct – Comment	Consistent with Commitment	Justification
27.		<p>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. 		
17. 18. and 19.	<i>Grevillea parviflora</i> <i>subsp. parviflora</i>	<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 accordance with a Plan of Management endorsed by DECCW; and • the zoning and vegetation clearing 	<p>This measure does not apply to the Western Sydney Aerotropolis Precinct</p> <p>Not Applicable</p> <p>Known populations at Kemps Creek and Austral (as shown in red hatching) are present within the Wianamatta-South Creek Precinct.</p> <p>Yes</p>	<p>Where access was available, targeted surveys to confirm the presence of this species were undertaken. No individuals were identified.</p> <p>Nonetheless, this area will not be developed as it is located within the Wianamatta-South Creek Precinct, which is zoned Environment and Recreation and will be mapped as High Biodiversity Value.</p>

Assessment of Consistency between Commitments of the Strategic Assessment and the draft Western Sydney Aerotropolis Precinct (all of Aerotropolis Core and parts of Badgerys Creek Wianamatta-South Creek, south of Elizabeth Drive) Precinct Plan

	Commitment	Western Sydney Aerotropolis Precinct – Comment	Consistent with Commitment	Justification
23. 24. and 25.	<i>Persoonia nutans</i>	controls under the Growth Centres SEPP. Potential populations at Kemps Creek Precinct - as shown in red hatching on the Biodiversity Certification maps : <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. 	Known populations at Kemps Creek and Austral (as shown in red hatching) are present within the Wianamatta-South Creek Precinct.	Yes
20.	<i>Micromyrtus minutiflora</i>	Retention and protection of habitat supporting the two important populations known to occur within the Growth Centres. a) Protection of the Marsden Park North population within Environment Conservation zoning through: <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; 	This measure does not apply to Western Sydney Aerotropolis Precinct	Not Applicable
				Where access was available, targeted surveys to confirm the presence of this species were undertaken. No individuals were identified. Nonetheless, this area will not be developed as it is located within the Wianamatta-South Creek Precinct, which is zoned Environment and Recreation and will be mapped as High Biodiversity Value.

Assessment of Consistency between Commitments of the Strategic Assessment and the draft Western Sydney Aerotropolis Precinct (all of Aerotropolis Core and parts of Badgerys Creek Wianamatta-South Creek, south of Elizabeth Drive) Precinct Plan

	Commitment	Western Sydney Aerotropolis Precinct – Comment	Consistent with Commitment	Justification
	<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. 			

Assessment of Consistency between Commitments of the Strategic Assessment and the draft Western Sydney Aerotropolis Precinct (all of Aerotropolis Core and parts of Badgerys Creek Wianamatta-South Creek, south of Elizabeth Drive) Precinct Plan

	Commitment	Western Sydney Aerotropolis Precinct – Comment	Consistent with Commitment	Justification
22.	<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, 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. 	This measure does not apply to Western Sydney Aerotropolis Precinct	Not Applicable	
14.	<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>	This measure does not apply to Western Sydney Aerotropolis Precinct	Not Applicable	

Assessment of Consistency between Commitments of the Strategic Assessment and the draft Western Sydney Aerotropolis Precinct (all of Aerotropolis Core and parts of Badgerys Creek Wianamatta-South Creek, south of Elizabeth Drive) Precinct Plan

Commitment			Western Sydney Aerotropolis Precinct – Comment	Consistent with Commitment	Justification
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.	Species <i>Swift Parrot</i>	Required action Protection of potential habitat for the Swift Parrot within the Growth Centres. a) 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. 	The draft Conservation Plan identifies 227.18 ha of Existing Native vegetation (ENV) in non-certified lands to be retained within the Precinct to maintain parity with the 2,000 ha requirement. The proposed Western Sydney Aerotropolis precinct plan will protect 228.76 ha of ENV	Yes	228.76 ha of ENV is proposed to be retained and protected using zoning (i.e. Environment and Recreation) following a SEPP amendment (targeted for Q1 2021), High Biodiversity Value mapping aiding in biodiversity protection and the following clauses in the WSA SEPP: <ul style="list-style-type: none"> Development Controls – Existing Native Vegetation – Clause 27(7) will prohibit the clearing of ENV as mapped on the Native Vegetation Protection map (Annex C)
34. and 35.	<i>Green and Golden Bell Frog</i>	Potential population at Riverstone – as shown in red hatching on the Biodiversity Certification maps : <ul style="list-style-type: none"> 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. 	Measure 34 does not apply to the Western Sydney Aerotropolis Precinct The two major drainage lines (South Creek and Kemps Creek) in the Precinct will be protected.	Not Applicable	

Assessment of Consistency between Commitments of the Strategic Assessment and the draft Western Sydney Aerotropolis Precinct (all of Aerotropolis Core and parts of Badgerys Creek Wianamatta-South Creek, south of Elizabeth Drive) Precinct Plan

	Commitment	Western Sydney Aerotropolis Precinct – Comment	Consistent with Commitment	Justification
36.		<ul style="list-style-type: none"> 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 habitat (DECC 2008b). <p>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.</p>	Yes	
	<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.	This measure does not apply to the Western Sydney Aerotropolis Precinct	Not Applicable
	<i>Grey-headed Flying Fox</i>	Protection of potential habitat for the Grey-headed Flying Fox within the Growth Centres.	The draft Conservation Plan identifies 227.18 ha of Existing Native vegetation (ENV) in non-certified lands to be retained within the Precinct to maintain parity with the 2,000-ha requirement.	Yes
38.		<p>b) 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 		

Assessment of Consistency between Commitments of the Strategic Assessment and the draft Western Sydney Aerotropolis Precinct (all of Aerotropolis Core and parts of Badgerys Creek Wianamatta-South Creek, south of Elizabeth Drive) Precinct Plan

Commitment		Western Sydney Aerotropolis Precinct – Comment	Consistent with Commitment	Justification
	<div>existing native vegetation to be retained; and</div> <ul style="list-style-type: none">the relevant development controls under the Growth Centres SEPP that relate to the retention of native vegetation.	The Western Sydney Aerotropolis precinct plan will protect 228.76 ha of ENV		
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 Western Sydney Aerotropolis Precinct with the Strategic Assessment and the applicable commitments.

It is concluded that the Western Sydney Aerotropolis (Aerotropolis Core, Badgerys Creek and Wianamatta-South Creek) Precinct Plan is consistent with the Strategic Assessment of the Growth Centres SEPP, as follows:

- 55.30 ha of CPW will be protected within the Precinct. This is above the minimum required for the precinct (24.47). There is 6.12 ha of HMV CPW within the Precinct, of which 5.99 ha will be protected, resulting in a shortfall of 0.13 ha. There is no transitional land mapped on site;
- The SEPP amendment will provide a clause that prevents the **clearing** of ENV in certain areas (principally in the non-certified land) as shown on the Native Vegetation Protection Map (**Annex C**).
- All CPW/ENV to be protected will be located on land to be zoned Environment and Recreation.

Proposed biodiversity certification map

To reflect the outcomes of the Precinct Plan and ensure the protection of ENV, amendments are proposed to the boundaries of certified and non-certified land as shown on the biodiversity certification map (**see Annex D**). The new boundaries of the non-certified lands are proposed to reflect the boundaries of the:

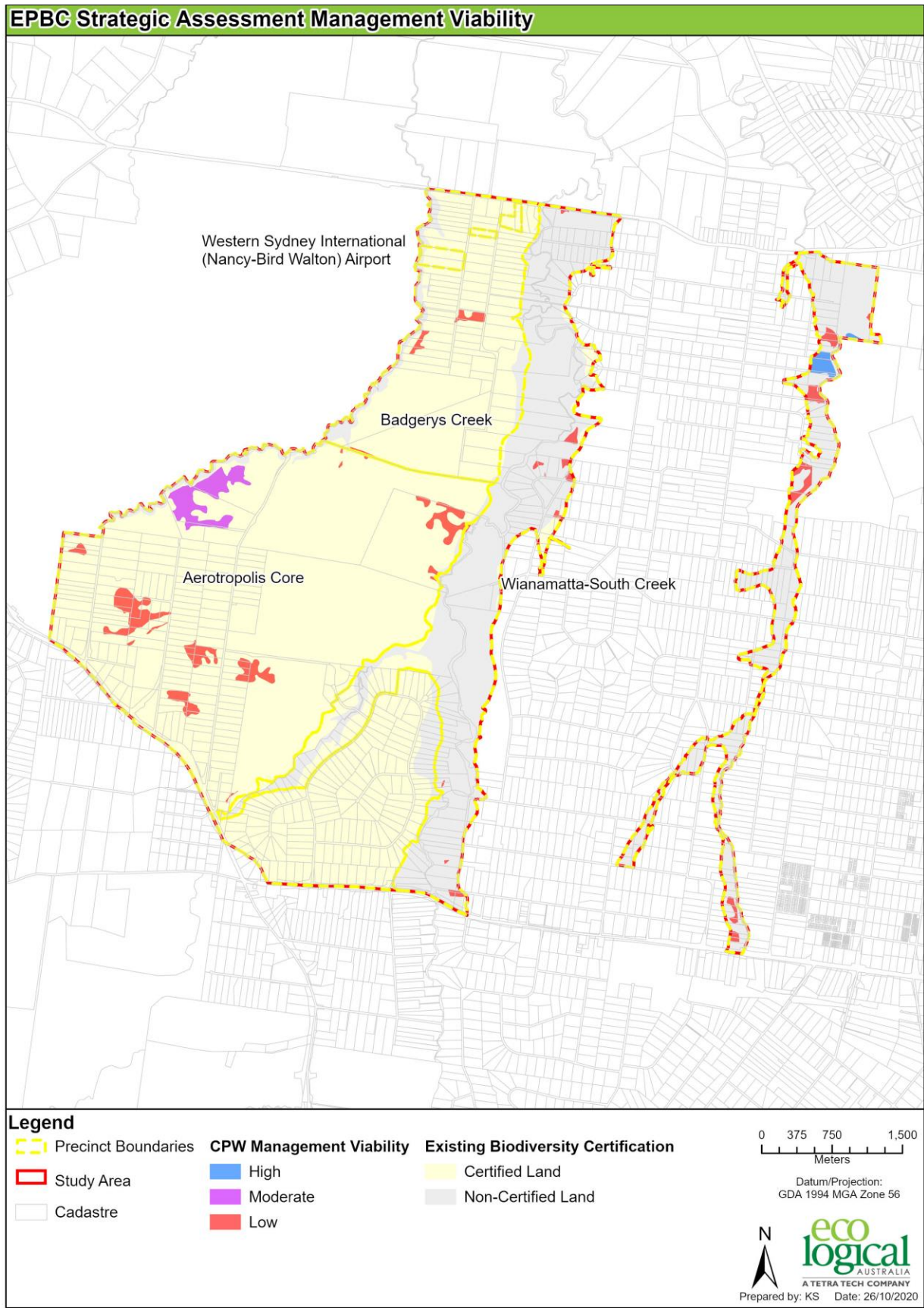
- protected ENV (as mapped under the heading of 'Protected Vegetation' on the Native Vegetation Protection Map – see Annex C).

Assessment of Consistency between Commitments of the Strategic Assessment and the draft Western Sydney Aerotropolis Precinct (all of Aerotropolis Core and parts of Badgerys Creek Wianamatta-South Creek, south of Elizabeth Drive) Precinct Plan

Annex A

Vegetation Communities and Biodiversity Certification maps for the Western Sydney Aerotropolis (Aerotropolis Core, Badgery's Creek and Wianamatta-South Creek) Precinct

Assessment of Consistency between Commitments of the Strategic Assessment and the draft Western Sydney Aerotropolis Precinct (all of Aerotropolis Core and parts of Badgerys Creek Wianamatta-South Creek, south of Elizabeth Drive) Precinct Plan



Assessment of Consistency between Commitments of the Strategic Assessment and the draft Western Sydney Aerotropolis Precinct (all of Aerotropolis Core and parts of Badgerys Creek Wianamatta-South Creek, south of Elizabeth Drive) Precinct Plan

Annex B

Proposed Precinct Plan for the Western Sydney Aerotropolis (Aerotropolis Core, Badgery's Creek and Wianamatta-South Creek) Precinct

Assessment of Consistency between Commitments of the Strategic Assessment and the draft Western Sydney Aerotropolis Precinct (all of Aerotropolis Core and parts of Badgerys Creek Wianamatta-South Creek, south of Elizabeth Drive) Precinct Plan

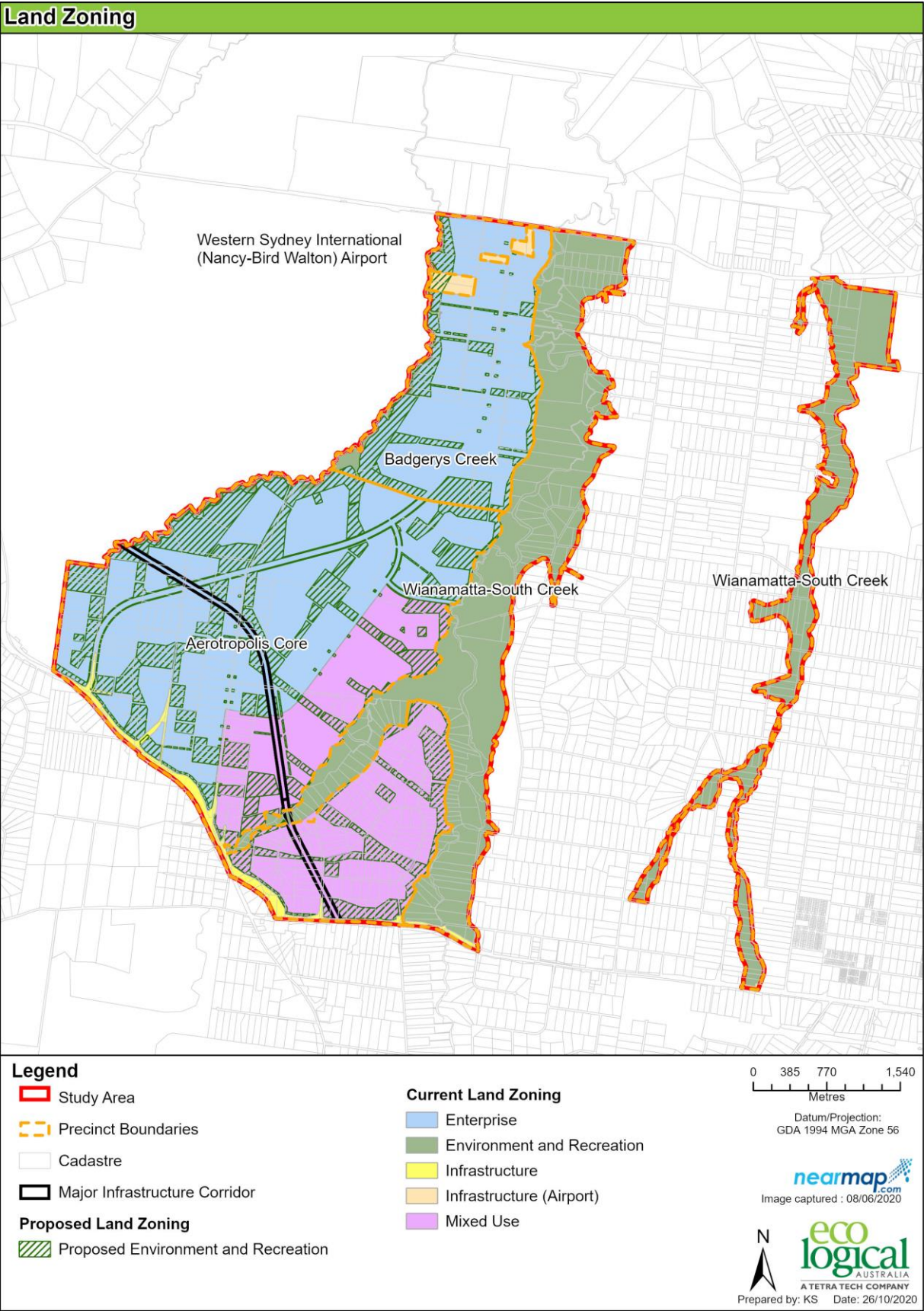


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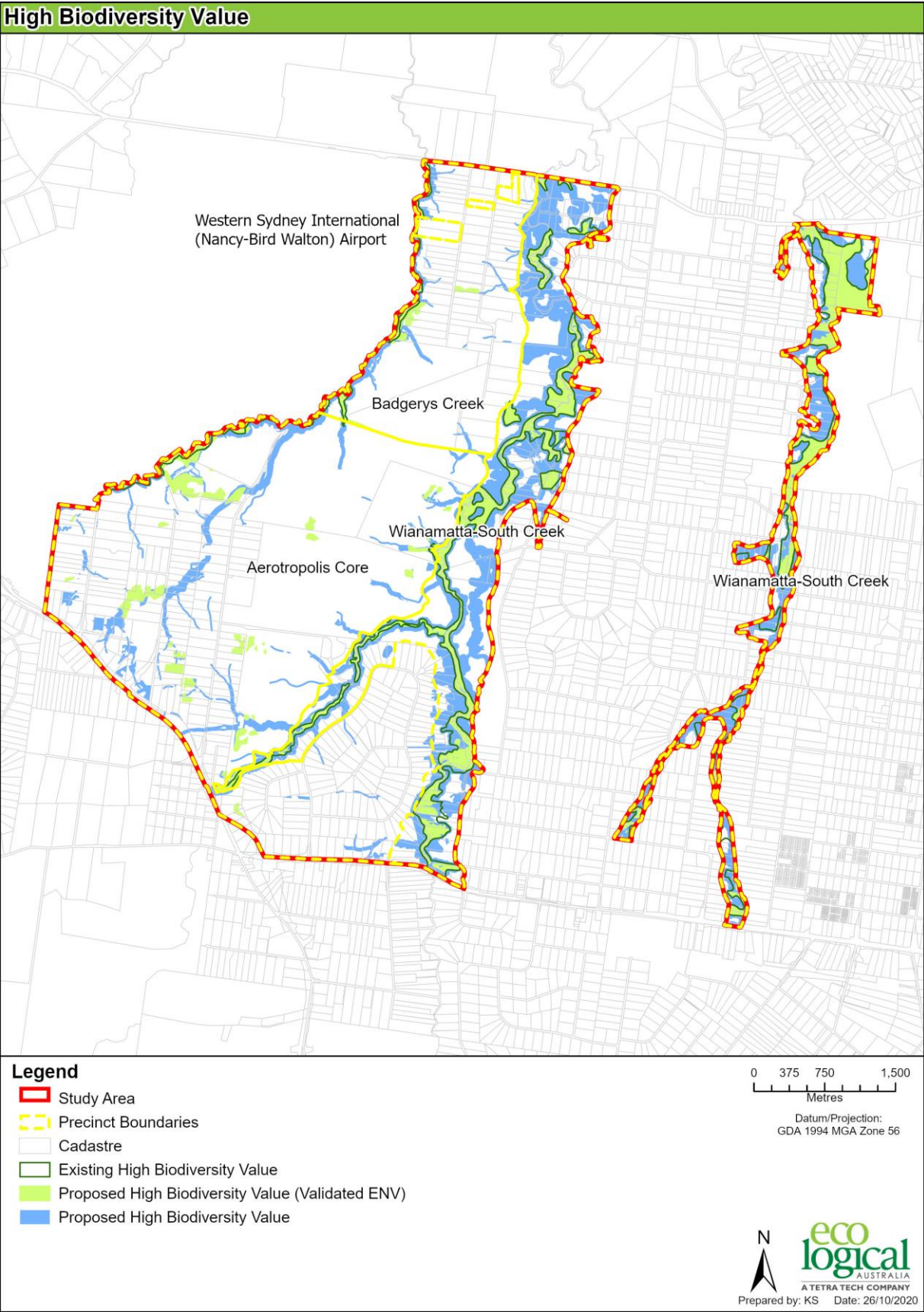
Annex C

Proposed Protection Measures for Western Sydney Aerotropolis Precinct (including Native Vegetation Protection Map and Zoning Plan)

Assessment of Consistency between Commitments of the Strategic Assessment and the draft Western Sydney Aerotropolis Precinct (all of Aerotropolis Core and parts of Badgerys Creek Wianamatta-South Creek, south of Elizabeth Drive) Precinct Plan



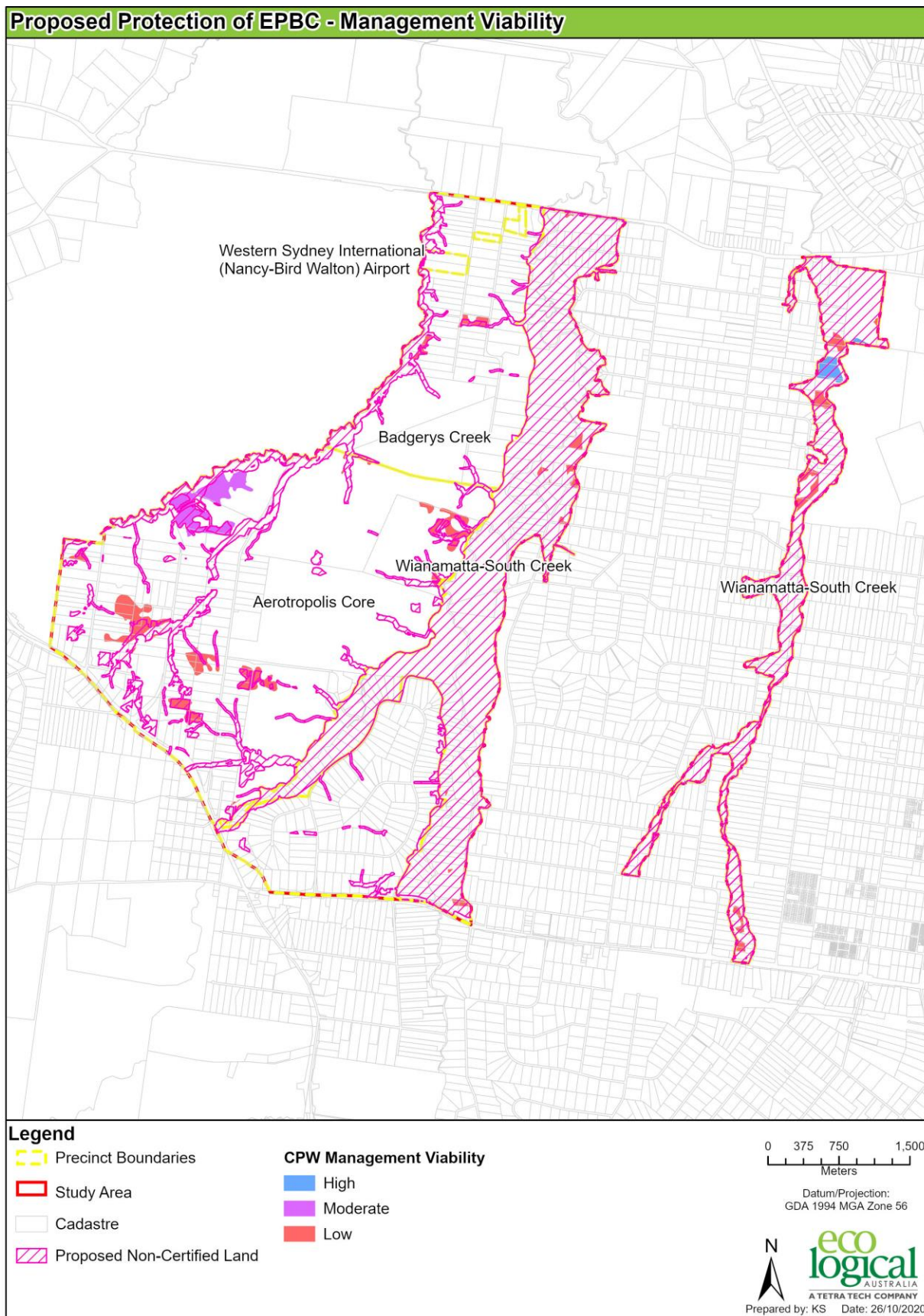
Assessment of Consistency between Commitments of the Strategic Assessment and the draft Western Sydney Aerotropolis Precinct (all of Aerotropolis Core and parts of Badgerys Creek Wianamatta-South Creek, south of Elizabeth Drive) Precinct Plan



Annex D

Proposed Offsets Areas Western Sydney Aerotropolis

Assessment of Consistency between Commitments of the Strategic Assessment and the draft Western Sydney Aerotropolis Precinct (all of Aerotropolis Core and parts of Badgerys Creek Wianamatta-South Creek, south of Elizabeth Drive) Precinct Plan



Assessment of Consistency between Commitments of the Strategic Assessment and the draft Western Sydney Aerotropolis Precinct (all of Aerotropolis Core and parts of Badgerys Creek Wianamatta-South Creek, south of Elizabeth Drive) Precinct Plan

