



# AEP

ECOLOGY | OFFSETS | BUSHFIRE | ARBORICULTURE

## Biodiversity Development Assessment Report Waiver Request 2-4 Hale Street, Botany

AEP Ref: 3313  
Date: 22 September 2023

THE DIRECTOR-GENERAL  
DEPARTMENT OF PLANNING & ENVIRONMENT  
For Coombes Property Group  
C/- EME Advisory  
Via Email: [victoria@emeadvisory.com](mailto:victoria@emeadvisory.com)

Dear Victoria,

**RE: BDAR Waiver Request Letter  
Purpose-built waste transfer station 2-4 Hale Street, Botany, NSW, 2019**

As requested, AEP herewith present a Biodiversity Development Assessment Report (BDAR) Waiver Request for the above State Significant Development. The proposal involves the redevelopment of 2-4 Hale St, Botany to accommodate a new recycling facility.

Under the *Biodiversity Conservation Regulation 2017*, there are three (3) thresholds above which the NSW Biodiversity Offsets Scheme (BOS) is triggered; requiring the production of BDAR to support a Development Application (DA). The triggers as they apply to the site are as follows:

- **Area clearing threshold:** The applicable area clearing threshold for the site is 0.25ha. The proposed development will result in the removal of approx. 0.015ha of planted native vegetation. Therefore, **the area clearing threshold is not triggered.**
- **Biodiversity Values Map (BV Map):** The BV Map identifies land with high biodiversity value that is particularly sensitive to impacts from development and clearing. Clearing BV mapped land triggers entry into the BOS. The site **does not contain BV land** as show in **Appendix D**.
- **Five-part test of significance:** The Five-part test assesses whether a proposed development or activity is likely to significantly affected threatened species or ecological communities, or their habitats. An assessment on potential impacts to threatened species and ecological communities is provided in this report.

AEP undertook a site inspection on 31 August 2023 to assess for:

- The occurrence of native vegetation and presence of Threatened Ecological Communities;
- Likelihood for threatened species to occur on site and habitat assessment for threatened species; and
- Assessment of the likely use of the site by local flora and fauna.

As per Departmental advice, any request for a BDAR Waiver must include:

**a) Applicant name and contact details**

Coombes Property Group

Newcastle | Sydney

10 Darvall St Carrington NSW 2294 | 275 Stanmore Rd Petersham NSW 2049

ABN: 57 659 651 537 | +61 420 624 707 | [info@andersonep.com.au](mailto:info@andersonep.com.au) | [www.andersonep.com.au](http://www.andersonep.com.au)

C/- EME Advisory

2-4 Hale Street, Botany NSW, 2019 (refer to **Appendix A** for site location).

**b) Project ID (Information to identify which SSD or SSI project the request relates to and where the project is up to in the assessment process).**

Development occurring at 2-4 Hale Street, Botany NSW, 2019.

**c) A description of the development site and Site Map**

The development site, identified as Lot 1 DP562374 at 2-4 Hale Street, Botany NSW, is presently situated within an industrial zone. The site is currently utilised by various businesses, including Olivers Truck & Commercial Smash Repairs, Bluebell Automotive, Eastern Suburbs Powder Coating and Just 4 Rust Smash Repairs. The Subject Site has an area of approximately 0.74ha and consists of several large industrial buildings, hard stand car parking, loading and storage areas. The site is located within the Bayside Local Government Area (LGA).

Mills Stream occurs north of the site, which is a tributary of Botany Bay. The surrounding area is dominated by industrial buildings with occasional pockets of (planted) vegetation. A map of the Site Location is provided in **Figure 1**.

**d) A description of the proposed development and Proposed Site Plan**

The site, currently located within an industrial zone, will undergo redevelopment. This includes the demolition of existing warehouses, hardstands, and crossovers. The proposed project entails the establishment of a purpose-built waste transfer station, featuring a new warehouse, on-site office with amenities, and a lunchroom. The existing narrow landscaped setback along Hale Street will be expanded in width to 6 meters.

Refer to **Appendix B** for the Proposed Site Development plan.

**An explanation of why the proposed development is not likely to have any significant impacts on biodiversity values.**

| Impacts on Biodiversity Values from the Proposed Development |  |                    |  |
|--|--|--------------------|--|
| Biodiversity values  | Meaning  | Relevant (✓ or NA) | Explain and document significance of likely impacts  |
| <b>Vegetation abundance</b>                                  | Occurrence and extent or coverage of vegetation at a particular site | ✓                  | <p>The vegetation on site primarily consists of small landscape strips along the north-eastern and western boundaries, as well as along Hale Street. Only a small number of standalone native trees were identified on site, located on Hale Street, with the remaining small vegetation strips predominantly occupied by exotic species. The native trees were identified as <i>Casuarina glauca</i> (Swamp She-oak), however, due to the heavily modified nature of the site, no vegetation community (NSW PCT) could be allocated.</p> <p>The proposal aims to retain the existing vegetation as much as possible, although some tree removal may be necessary. Importantly, no native vegetation communities will be affected by the proposed changes.</p> |

| Impacts on Biodiversity Values from the Proposed Development |   |                    |  |
|--|---|--------------------|--|
| Biodiversity values  | Meaning   | Relevant (✓ or NA) | Explain and document significance of likely impacts  |
| <b>Vegetation integrity</b>                                  | Degree to which the composition, structure and function of vegetation at a particular site and the surrounding landscape has been altered from a near natural state | ✓                  | <p>The site is an area that has been subject to extensive disturbance from current uses, including the operation and storage of heavy machinery/vehicles.</p> <p>State Vegetation Mapping (SVTM 2022) maps the Subject Site as 'Not native vegetation' with Plant Community Types (PCTs) identified within the adjoining vicinity of the Subject Site.</p> <p>Vegetation within the Subject Site is limited to a narrow strip of vegetation along the north-eastern, southern, and western boundaries. The majority of these areas will be unaffected by the proposed development.</p>   |
| <b>Habitat suitability</b>                                   | Degree to which the habitat needs of threatened species are present at a particular site  | ✓                  | <p>The site contains minimal habitat features that could be utilised by threatened species. No hollows, standing water, woody debris, stick nests or any other notable habitat feature was identified on site.</p> <p>Two microbat species have been recorded as occurring within 1500m of the site through the NSW threatened species database (TBDC); Southern Myotis and Large Bent-winged Bat. Structures are present on site which may have some potential to be utilised by microbats.</p> <p>However, these man-made structures on site are not considered likely roosting habitat for these species, given the industrial levels of noise, vibration, and light, unsuitable building thermal properties, and noted presence of exotic and urban species such as Pigeons and Miner birds which would preferentially use these structures.</p> <p>Existing activities on the site limit the suitability for threatened or non-threatened species due to the amount of existing noise, vibration, disturbance and lack of vegetation around the site.</p> |
| <b>Threatened species abundance</b>                          | Occurrence and abundance of threatened species or threatened ecological communities, or their habitat, at a particular site   | ✓                  | <p>As described above, with very limited habitat suitability for threatened species it is considered unlikely that any threatened species would utilise the site to any notable degree.</p> <p>Existing activities on the site limit the suitability of the site to be used by any threatened or non-threatened species.</p> <p>No records of threatened species occur within the site and no threatened species were</p>  |

| <b>Impacts on Biodiversity Values from the Proposed Development</b> |  |                           |   |
|---|--|---------------------------|---|
| <b>Biodiversity values</b>  | <b>Meaning</b>   | <b>Relevant (✓ or NA)</b> | <b>Explain and document significance of likely impacts</b>  |
|   |  |                           | identified during the site inspection.  |
| <b>Habitat connectivity</b>   | Degree to which a particular site connects different areas of habitat of threatened species to facilitate the movement of those species across their range   | ✓                         | The site occurs within a highly industrialised and fragmented area. While trees on site may be occasionally utilised by more mobile species, any use is considered marginal.  |
| <b>Threatened species movement</b>                                  | Degree to which a particular site contributes to the movement of threatened species to maintain their lifecycle  | ✓                         | The Subject Site provides marginal habitat and foraging opportunities. It is highly unlikely to contribute in any meaningful way to threatened species life cycles.<br><br>It is noted that Green and Golden Bell Frog records occur within the nearby Mills Stream As the site is fenced off and lacks aquatic habitats, this species is not considered likely to utilise the site. This species has not been recorded in the surrounding area since 2007. |
| <b>Flight path integrity</b>  | Degree to which the flight paths of protected animals over a particular site are free from interference  | N/A                       | Development as proposed is unlikely to affect any flight path integrity for protected animals. It is noted that the site occurs within close proximity to Sydney Airport.   |
| <b>Water sustainability</b>   | Degree to which water quality, water bodies and hydrological processes sustain threatened species and threatened ecological communities at a particular site | ✓                         | A flood and surface water impact assessment will be undertaken to ensure reduction targets recommended for urban development in the Botany Bay Catchment are met, and development of a water management plan which incorporates Water Sensitive Urban Design (WSUD) is proposed to manage stormwater runoff.<br><br>Ensuring WSUD principles are adhered to, there is not anticipated to be a negative impact to any aquatic habitat in Mills Stream.       |

***e) Any supporting documentation required to explain the likely impacts on any biodiversity values relevant to the development site.***

As depicted in **Figure 1**, the site is highly modified and lacks any notable biodiversity value.

**BDAR Waiver Guidance (Page 6):**

**Describe how the proposed development avoids impacts on threatened species abundance and identify the likelihood and extent of any remaining impacts including:**

**- Impacts on threatened species habitat associated with non-native vegetation (prescribed by 6.1 (1) a (iv) of the Regulation).**

There are no caves, karsts, or crevices in close proximity to the site, which are essential for cave-dwelling microbat species. Additionally, the structures present on site do not represent likely suitable habitat for threatened species identified with the surrounding area (refer to **Figure 2**). Non-native vegetation on site consists of exotic species grasses and forbs growing along cracks in hardstand areas and along fences.

Considering these factors, it is not considered likely that the proposed development will have a notable impact on threatened species habitat.

**- Impacts on threatened species habitat associated with non-natural water bodies (prescribed by 6.1 (1) a (iii) of the Regulation). For example, threatened frogs such as the green and golden bell frog in landfill areas, drains and brick pits**

The highly managed nature of the site and prevalence of human activity and disturbance reduces the likeliness of this area being utilised by threatened species.

In the vicinity of the site, industrial zones extend to the east and south, while patches of cleared land are situated to the north. No standing water was observed on-site, and the site consists of hardstand with industrial buildings.

As such, it is not considered likely that the proposed development will have a notable impact on water-dependent threatened species. Although Mill Stream and Mill Pond to the north, north-west, and west of the site contain suitable habitat for frogs, the site lacks standing water and is fenced off from these areas.

Additionally, an integrated water management plan is proposed that will incorporate water-sensitive urban design to mitigate any possible off-target impacts on the habitat of the Green & Golden Bell Frog (if still present therein).

**Impacts may include the removal or modification (e.g., noise, light, etc.) of the habitat of threatened species or ecological communities.**

The site is a concrete hardstand and is subject to regular movement of heavy machinery and waste around the site. As such, no terrestrial threatened fauna or flora species are likely to be resident on site.

Microbats, being highly mobile, have been known to use man-made structures as temporary roosting sites. However, considering the high levels of human activity and constant use of these structures, and the inferior thermal roosting conditions present, it is unlikely that these microbat species will be utilising them and, consequently, impacted by the proposed development

The demolition, construction and the proposed development of a purpose-built waste transfer station may increase duration of noise, vibration and potential light use in areas, however, if any fauna species are utilising the site already they are very disturbance tolerant, and the increase in throughput and noise, vibration and light is not expected to modify the behaviour in any significant way that would change the use of the site, nor is it likely to negatively impact any species in a way that would put the species at risk of extinction. This is primarily due to the substantial preexisting levels of noise, as well as the presence of warehouse equipment, plant disturbances, and the accumulation of recyclable materials around the site.

## **Test of Significance**

### **BC Act s7.3 Test for determining whether proposed development or activity likely to significantly affect threatened species or ecological communities, or their habitats**

The following is to be taken into account for the purposes of determining whether a proposed

development or activity is likely to significantly affect threatened species or ecological communities, or their habitats:

- (a) in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,**

The site survey that was conducted did not identify any habitat that is likely to be utilised by threatened species. As such, it is unlikely that a viable local population of any threatened species is likely to be placed at risk of extinction.

- (b) in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:**

- (i) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or**
- (ii) is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction**

Not applicable, no vegetation community present on site.

- (c) in relation to the habitat of a threatened species or ecological community:**

- (i) the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and**

Only a few planted *Casuarina glauca* are proposed for removal, and no distinct vegetation communities occur on site. While the warehouse buildings proposed for removal may offer some (unlikely) marginal roosting habitat for mobile species, it is not anticipated that the proposal will modify threatened species habitat to any notable degree.

- (ii) whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and**

The current vegetation on the site comprises a few standalone native trees and small landscape strips along the north-eastern, western boundaries, and Hale Street, primarily consisting of weed species. Surrounding the site, industrial zones lie to the east and south, with patches of cleared land to the north, with a small patch of vegetation to the west. The proposed removal of a few trees within an already discontinued and fragmented landscape is not anticipated to lead to significant habitat fragmentation or isolation.

Given the site's location in an industrial environment with extensive disturbance in its vicinity, it is effectively isolated from broader habitat areas, except for species with high mobility. The movements of such species are not expected to be impacted to any notable degree by the proposed development

- (iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,**

As described above, there is no habitat present that is considered important, being a highly modified industrial site.

- (d) whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),**

No part of the site or immediate surrounds is a declared area of outstanding biodiversity value.

- (e) whether the proposed development or activity is or is part of a key**

***threatening process or is likely to increase the impact of a key threatening process.***

The proposal is highly unlikely to contribute to any Key Threatening Process.

As such, no significant impacts will result as per Section 7.3 of the BC Act, and as such the Test of Significance threshold is not triggered.

On the basis of the information gathered on-site and at a desktop level as presented herewith, it is clear that no BOS Thresholds are triggered, and no threatened entities will be notably impacted by the proposed development on a totally altered active industrial site.

Should you require any further clarification on this matter, please contact Craig Anderson (Managing Director M: 0418 681 581) or the writer.

Yours faithfully,

**Anderson Environment & Planning**

**Darcy Kilvert**



**Senior Ecologist and Project Lead**

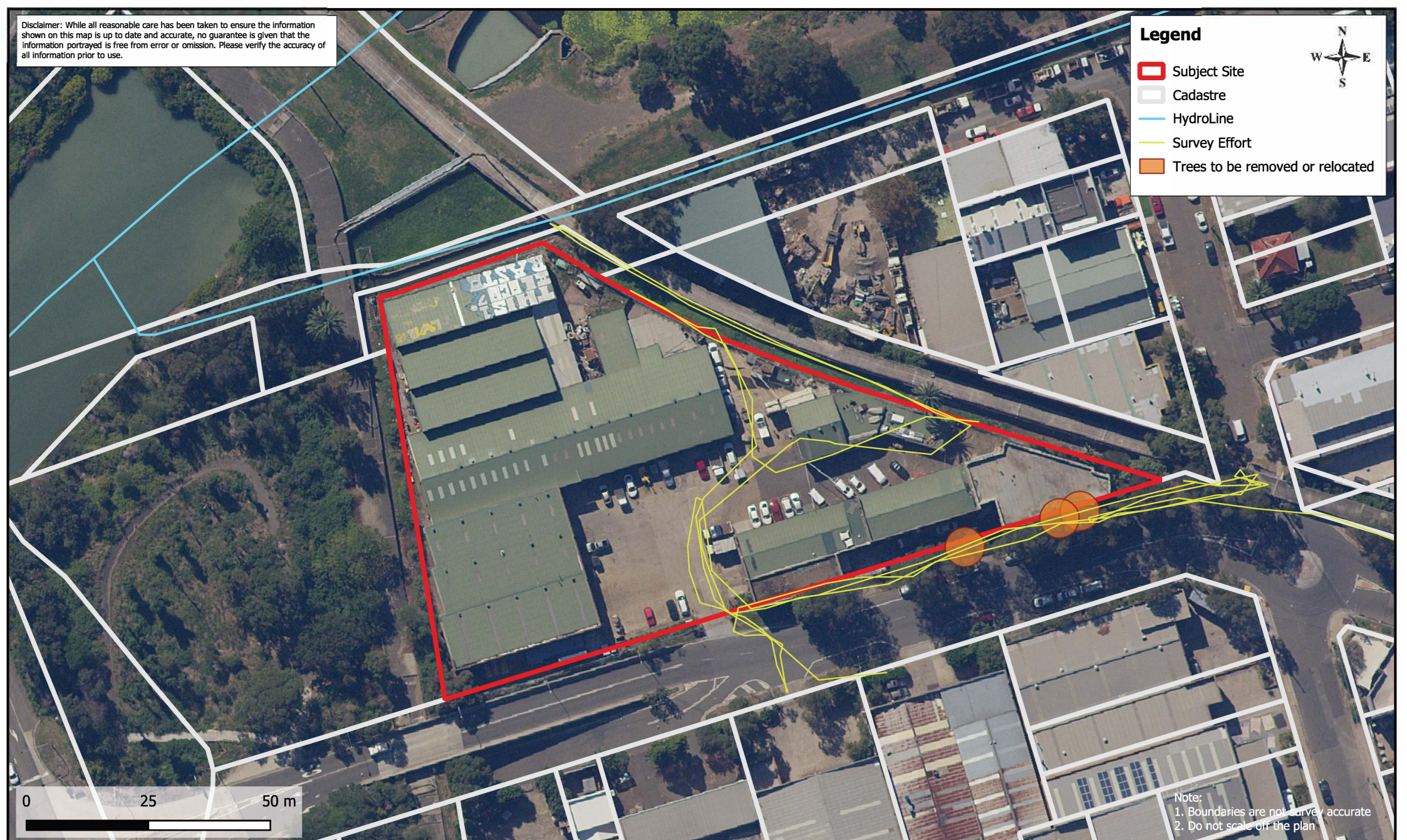

**M 0413 056 384**

## **Appendix A - Figures**

Disclaimer: While all reasonable care has been taken to ensure the information shown on this map is up to date and accurate, no guarantee is given that the information portrayed is free from error or omission. Please verify the accuracy of all information prior to use.

**Legend**

- Subject Site
- Cadastre
- HydroLine
- Survey Effort
- Trees to be removed or relocated





Note:  
1. Boundaries are not survey accurate  
2. Do not scale off the plan



Figure 1 - Site Location  
Date: September 2023  
Location: 2 - 4 Hale Street, Botany, NSW  
Client: Coombes Property Group  
AEP ref: 3133

Disclaimer: While all reasonable care has been taken to ensure the information shown on this map is up to date and accurate, no guarantee is given that the information portrayed is free from error or omission. Please verify the accuracy of all information prior to use.

### Legend

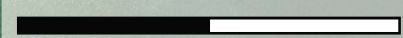
-  Subject Site
-  1500m Buffer

### BioAtlas Records

-  *Acacia terminalis* subsp. Eastern Sydney
-  *Calidris canutus*
-  *Calidris ferruginea*
-  *Calidris tenuirostris*
-  *Charadrius mongolus*
-  *Haliaeetus leucogaster*
-  *Limosa limosa*
-  *Litoria aurea*
-  *Miniopterus orianae oceanensis*
-  *Myotis macropus*
-  *Pteropus poliocephalus*
-  *Sternula albifrons*



0 500 1,000 m



Note:  
1. Boundaries are not survey accurate  
2. Do not scale off the plan



Figure 2 - BioAtlas Records

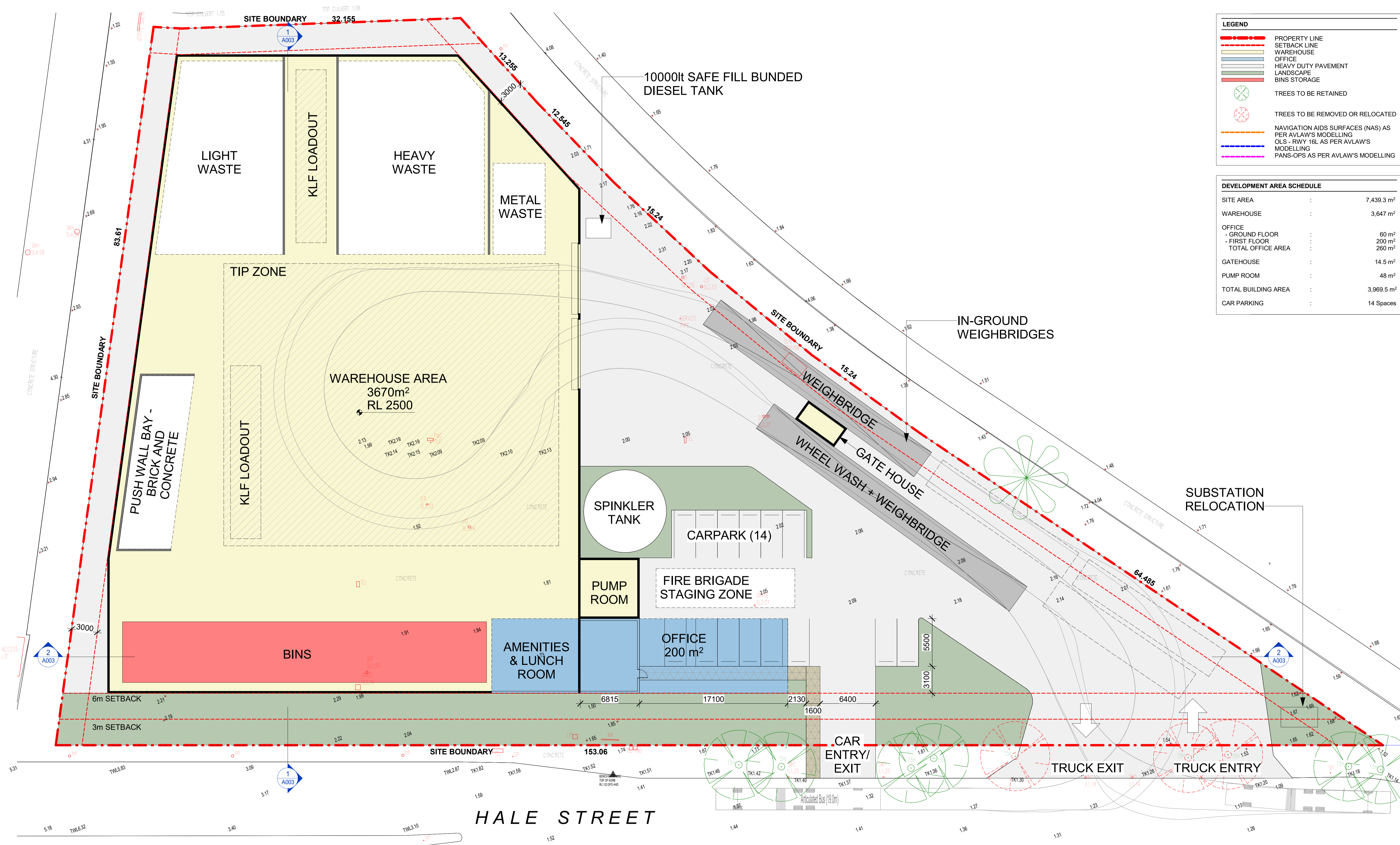
Date: September 2023

Location: 2 - 4 Hale Street, Botany, NSW

Client: Coombes Property Group

AEP ref: 3133

## **Appendix B – Development Plan**

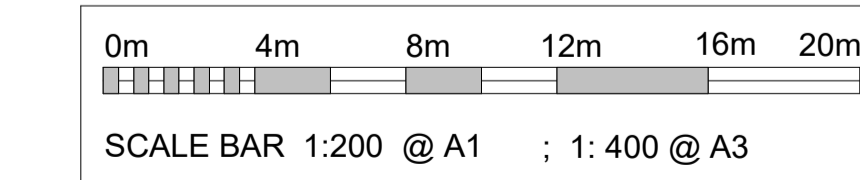


**LEGEND**

- PROPERTY LINE
- SETBACK LINE
- WAREHOUSE
- OFFICE
- HEAVY DUTY PAVEMENT
- LANDSCAPE
- BINS STORAGE
- TREES TO BE RETAINED
- TREES TO BE REMOVED OR RELOCATED
- NAVIGATION AIDS SURFACES (NAS) AS PER AVLAW'S MODELLING
- OLS - RWY 16L AS PER AVLAW'S MODELLING
- PANS-OPS AS PER AVLAW'S MODELLING

**DEVELOPMENT AREA SCHEDULE**

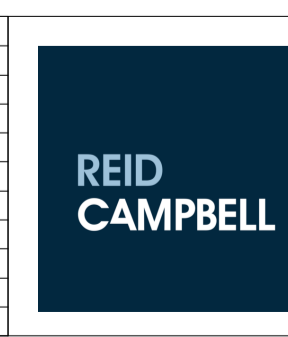
|                     |                          |
|---------------------|--------------------------|
| SITE AREA           | : 7,439.3 m <sup>2</sup> |
| WAREHOUSE           | : 3,647 m <sup>2</sup>   |
| OFFICE              | : 60 m <sup>2</sup>      |
| - GROUND FLOOR      | : 200 m <sup>2</sup>     |
| - FIRST FLOOR       | : 260 m <sup>2</sup>     |
| TOTAL OFFICE AREA   | : 260 m <sup>2</sup>     |
| GATEHOUSE           | : 14.5 m <sup>2</sup>    |
| PUMP ROOM           | : 48 m <sup>2</sup>      |
| TOTAL BUILDING AREA | : 3,969.5 m <sup>2</sup> |
| CAR PARKING         | : 14 Spaces              |



**Notes**

- This drawing and design is subject to Reid Campbell (NSW) Pty Ltd copyright and may not be reproduced without prior written consent.
- Contractor to verify all dimensions on site before commencing work.
- Report all discrepancies to project manager prior to construction.
- Figured dimensions to be taken in preference to scaled drawings.
- All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

| Issue | Description            | Date       | By  | QA |
|-------|------------------------|------------|-----|----|
| A     | Issue for information  | 13/07/2023 |     |    |
| B     | Issue for information  | 17/07/2023 |     |    |
| C     | Issue for coordination | 02/08/2023 |     |    |
| D     | Issue for Discussion   | 04/08/2023 | RCI | LA |



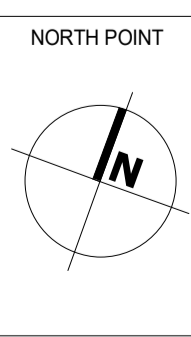
**STRATEGY | DESIGN | DELIVERY**  
 ADM: 002 003 801 ADM: 28 317 855 875  
 Level 15, 124 Walker Street  
 North Sydney NSW 2060 Australia  
 Tel: 61 02 9554 5011  
 Fax: 61 02 9554 4946  
 Email: sydney@reidcampbell.com  
 Website: www.reidcampbell.com

# CONCEPT DESIGN



CLIENT  
 PROJECT MANAGER

PROJECT  
**KLF WASTE TRANSFER FACILITY**  
 2-4 HALE ST, BOTANY  
 Drawn Checked PRINT DATE  
 Author Approver 8/2023 10:34:59 AM



Drawing Title  
**CONCEPT SKETCH\_SITE PLAN**  
 SHEET NUMBER  
**1220011\_A002**  
 ISSUE  
**D**

## **Appendix C - Site Photos**



**Above: South of the site: The entrance to the site on Hale Street. Non-native vegetation landscape strip.**

**Below: South east of the site: Native standalone trees.**





**Above: South-west corner of the site along the fence line. Non-native vegetation landscape strip.**

**Below: North corner of the site along fence line: Concrete channel**





**Above: North east side of site: Concrete Channel**

**Blow: North east side of site**

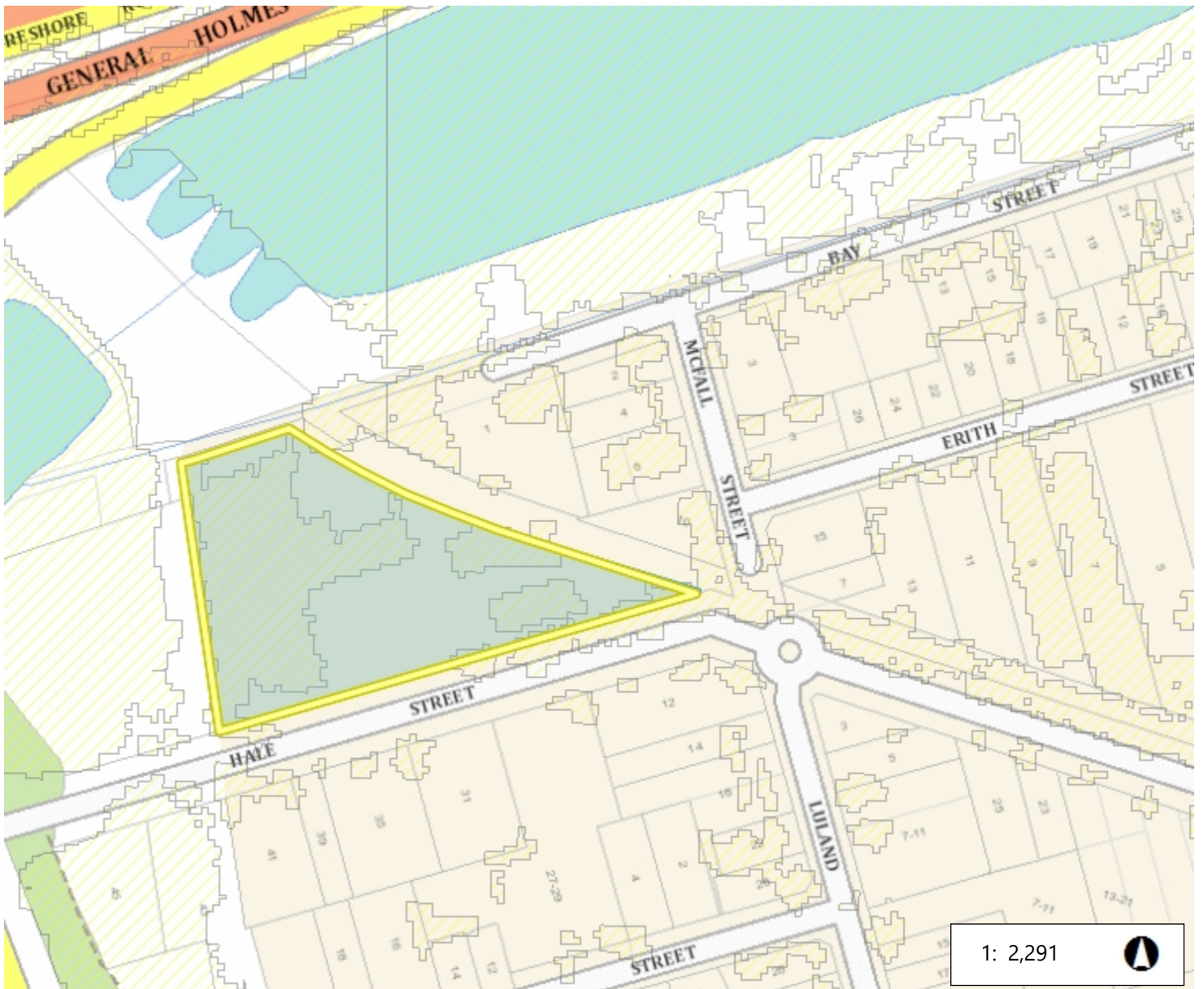




**Above: South east corner of site**

## **Appendix D – BMAT Report**

# Biodiversity Values Map



116.4 0 58.19 116.4 Metres

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

## Legend

- Biodiversity Values that have been mapped for more than 90 days
- Biodiversity Values added within last 90 days
- Native Vegetation Area Clearing Estimate (NVACE)
- Development area selected by proponent

12/09/2023 07:45 PM

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Imagery © Airbus DS/Spot Image 2016

© NSW Department of Customer Service, Basemaps 2019

© NSW Department of Planning and Environment

The results provided in this tool are generated using the best available mapping and knowledge of species habitat requirements.

This map is valid as at the date the report was generated. Checking the [Biodiversity Values Map viewer](#) for mapping updates is recommended.