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Eastern Creek Business Hub Stage 3 Biodiversity Development Assessment Report

Prepared for Frasers Property Pty Ltd

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Project Manager	Alex Gorey
Prepared by	Alex Gorey
Reviewed by	Meredith Henderson and David Bonjer
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Template 2.8.1

Executive Summary

Eco Logical Australia Pty Ltd (ELA) was engaged by Frasers Property Pty Ltd to prepare a Biodiversity Development Assessment Report (BDAR) for the proposed amended concept plan to Stage 3 of the Eastern Creek Business Hub State Significant Development (SSD 5175), Beggs Road, Eastern Creek (Figure 1 and Figure 2).

This BDAR has been prepared to meet the requirements of the Biodiversity Assessment Method (BAM) established under Section 6.7 of the NSW *Biodiversity Conservation Act 2016* (BC Act). Requirements of the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) have also been addressed in this report.

This BDAR outlines the measures taken to avoid, minimise and mitigate impacts on the vegetation and species habitat present within the development footprint and measures to minimise impacts during construction and operation of the development. Following consideration of the above aspects, the residual unavoidable impacts of the project were calculated in accordance with BAM by utilising the Biodiversity Assessment Method Credit Calculator (BAMC).

The development site contains a remnant patch of native vegetation comprised of *PCT 849 - Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion*. PCT 849 forms part of Cumberland Plain Woodland in the Sydney Basin Bioregion which is listed as a critically endangered ecological community under the BC Act. This PCT also forms part of Cumberland Plain Shale Woodlands and Shale Gravel Transition Forest listed as critically endangered ecological community under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Twenty (20) ecosystem credits are required for the removal of 0.73 ha of PCT 849 within the development site. No species credits are required as there will be no removal of threatened species habitat within the development footprint.

Serious and Irreversible Impacts (SII) have been considered as part of this assessment. PCT 849 - Cumberland Shale Plains Woodland is a listed candidate entity. About 0.73 ha of Cumberland Plain Woodland would be affected as a result of the development. It is noted that the threshold for what is considered a SII is yet to be published by Department of Planning, Industry and Environment (DPIE). A SII assessment has been undertaken consistent with subsection 10.2.2 of BAM. The determination of SII on biodiversity values is to be made by the approval authority.

Matters of National Environmental Significance have been addressed in an EPBC Act Referral (2020/8715) made to the Commonwealth by Frasers Property. The Commonwealth determined that the proposed action was a controlled action resulting from significant impacts to Cumberland Plain Shale Woodlands and Shale Gravel Transition Forest. The Commonwealth determined that the proposed action will be assessed using the bilateral agreement made under Section 45 of the EPBC Act.

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Abbreviations

Abbreviation	Description
BAAS	Biodiversity Accredited Assessor System
BAM	Biodiversity Assessment Method
BAMC	Biodiversity Assessment Method Credit Calculator
BC Act	NSW <i>Biodiversity Conservation Act 2016</i>
BDAR	Biodiversity Development Assessment Report
CEEC	Critically Endangered Ecological Community
DAWE	Commonwealth Department of Agriculture, Water and Environment
DPIE	Department of Planning, Industry and Environment
ELA	Eco Logical Australia Pty Ltd
EP&A Act	NSW <i>Environmental Planning and Assessment Act 1979</i>
EPBC Act	Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>
FM Act	NSW <i>Fisheries Management Act 1994</i>
GIS	Geographic Information System
GPS	Global Positioning System
IBRA	Interim Biogeographic Regionalisation for Australia
LGA	Local Government Area
LLS	Local Land Service
NSW	New South Wales
OEH	NSW Office of Environment & Heritage (now Department of Planning, Industry and Environment)
PCT	Plant Community Type
SEPP	State Environmental Planning Policy
TEC	Threatened Ecological Community
WM Act	NSW <i>Water Management Act 2000</i>

1. Introduction

This Biodiversity Development Assessment Report (BDAR) has been prepared by Alex Gorey. The report has been peer reviewed by Accredited Assessor Meredith Henderson (BAAS17001). Definitions of terminology used throughout this report are presented in Appendix A.

This BDAR has been prepared for Frasers Property Australia to support a State Significant Development Application (SSDA) submitted to the Department of Planning, Industry and Environment (DPIE) relating to Lot 3 of the Eastern Creek Quarter Site at Rooty Hill Road South, Eastern Creek. The application seeks Concept Plan approval for the staged construction of a new retail outlet centre at Lot 3 with supporting food and beverage tenancies, and ancillary entertainment and recreation usages. This report addresses the following items of the Secretary's Environmental Assessment Requirements (SEARs):

8. Biodiversity

- Provide an assessment of the proposal's biodiversity impacts in accordance with Section 7.9 of the *Biodiversity Conservation Act 2017*, the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report where required under the Act. The BDAR must include information in the form detailed in the *Biodiversity Conservation Act 2016* (s6.12), *Biodiversity Conservation Regulation 2017* (s6.8) and Biodiversity Assessment Method, including an assessment of the impacts of the proposal (including an assessment of impacts prescribed by the regulations)
- The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method
- The BDAR must include details of the measures proposed to address the offset obligation as follows:
 - the total number and classes of biodiversity credits required to be retired for the development/project
 - the number and classes of like-for-like biodiversity credits proposed to be retired
 - the number and classes of biodiversity credits proposed to be retired in accordance with the variation rules
 - any proposal to fund a biodiversity conservation action o any proposal to conduct ecological rehabilitation (if a mining project) o any proposal to make a payment to the Biodiversity Conservation Fund
 - if seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.
- The BDAR must be submitted with all spatial data associated with the survey and assessment as per Appendix 11 of the BAM.

1.1 Project history

This BDAR has been prepared to assess the potential impacts associated with the new SSD application. There have been eight modifications to the approved concept proposal. Frasers Property has advised that during the detailed design phase for Stage 3, a new layout was proposed that would provide a

better outcome for the use of the site as a retail outlet (Figure 2). All other impacts were previously assessed and offset under the existing SSD 5175 approval. Part B condition B2. Biodiversity Offset Strategy specified the following:

B2. The applicant shall retire 46.3 ecosystem credits of Grey Box – Forest Red Gum Woodland at the Chandos West Biobank Site (Biobank site 70) in accordance with the offset strategy in the ecological assessment prepared by Eco Logical Australia dated August 2012 to offset the loss of 1.93 ha of Cumberland Plain Woodland (sub community) on the subject site.

These credits were sourced and retired (Appendix F). There, no further assessment is required for the previously assessed areas and they have not been included in this BDAR.

Consent was then granted to Western Sydney Parkland Trust for the Eastern Creek Business Hub Stage DA Concept Proposal (SSD 5175) on 7 January 2015 (Figure 1). The conditions of consent (condition B10) required that a vegetation management plan be prepared prior to the commencement of works, for the restoration and rehabilitation of the conservation area along the eastern boundary of the site.

1.2 General description of the development site

The 34 ha Eastern Creek Quarter site is situated to the north of the Great Western Highway between Rooty Hill Road South and the M7 Motorway. Church Street marks the site's northern boundary. The site forms part of the Western Sydney Parklands and is located within the Blacktown LGA. It is located approximately 1.5km south east of Rooty Hill Station.

This SSDA relates to Lot 3 of the ECQ site, which is the final lot proposed to be developed. The development site consists of Cumberland Plain Woodland. This report includes two base maps, the Site Map (Figure 3) and the Location Map (Figure 4) in the context of stage 1 and stage 2.

1.3 Proposed development

The proposed State Significant Development Application (SSDA) seeks Concept Plan approval for a new retail outlet centre at Lot 3 of the Eastern Creek Quarter site. The Concept Plan will establish the following framework to guide the future detailed design of the Lot 3 development:

- land uses, including retail (factory outlet), food and drink premises, amusement centre and indoor recreation facility;
- building footprints, including basement, with a maximum height of 12m;
- a maximum GFA of 39,500m² at Lot 3 which will be staged as follows:
 - Phase A: 29,500m²
 - Phase B: 10,000m²
- upgrade of Church Street for vehicular access, including traffic signals at the Church Street/Rooty Hill Road South intersection;
 - modifications to the Cable Place/Rooty Hill Road South/Site Access intersection
 - modifications to the Francis Street/Eastern Road/Rooty Hill Road South intersection
- it is also proposed to seek consent for a series of early works including:
 - Removal of up to 0.73 ha of Cumberland Plains Woodlands in the south west corner of the site;

- Bulk earthworks within Lot 3; and
- Extension of the internal access road to connect to the basement car park.
- the proposed outlet centre at Lot 3 will necessitate the inclusion of conditions of consent which requires the modification of SSD 5175 (the existing Concept Plan for the broader ECQ site) to amend the overall allocation of GFA and associated uses, relevant Concept Plans and the existing Design Guidelines.

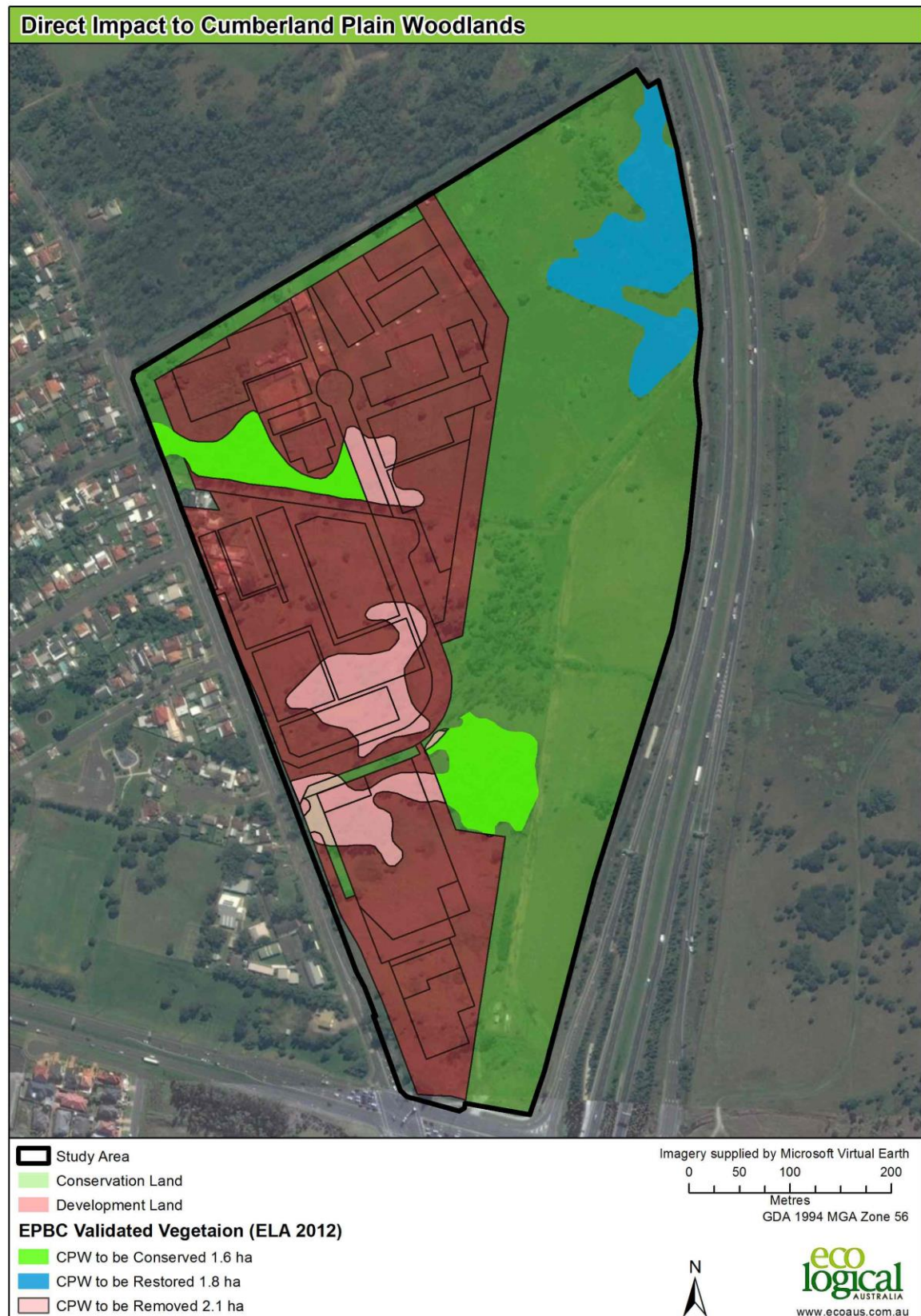


Figure 1: Previous SSD5175 concept approval footprint



Figure 2: Proposed new SSD application to amend SSD 5175

Site Map

Eastern Creek Business Hub Stage 3



Figure 3: Site Map

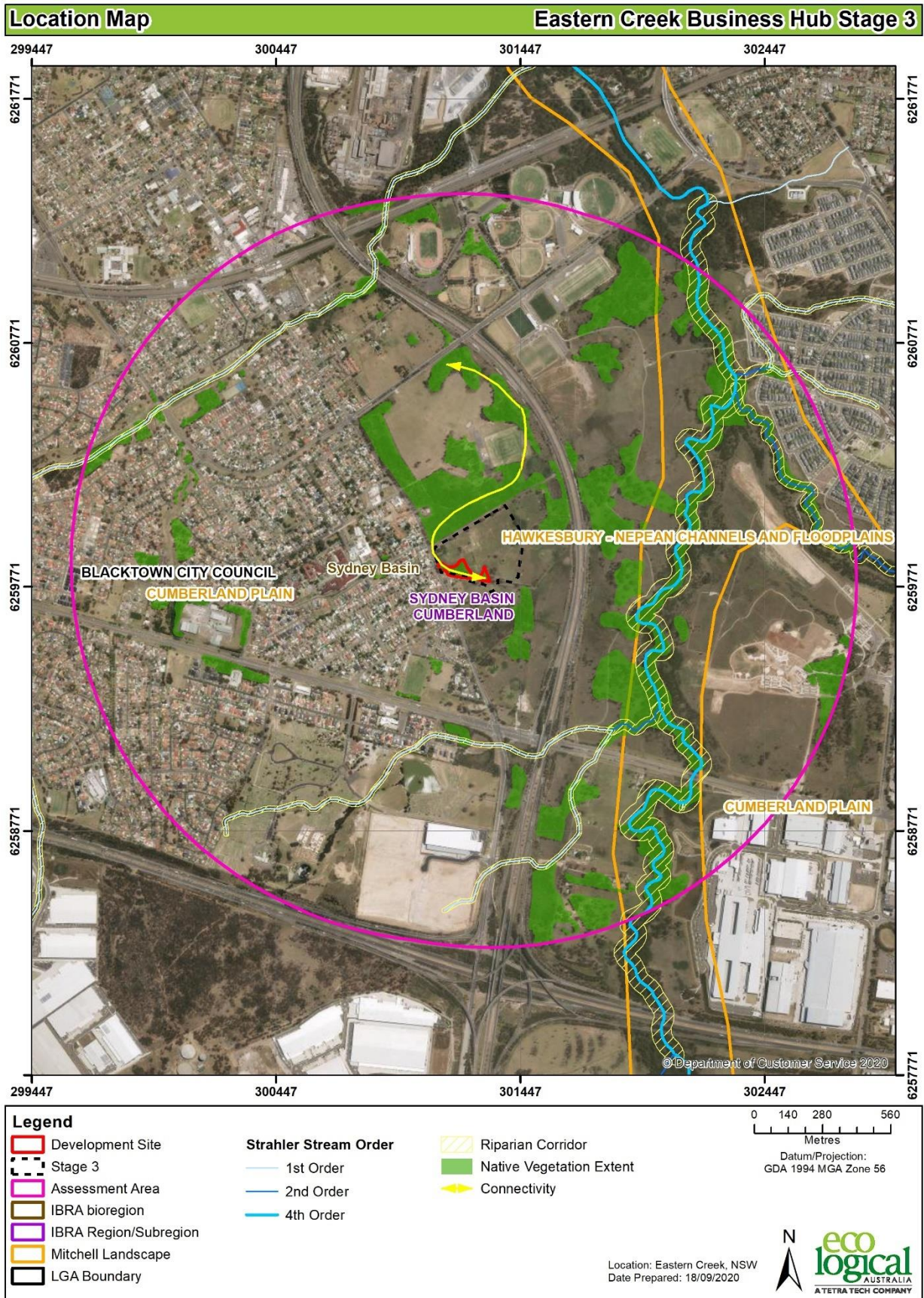


Figure 4: Location Map

Construction and Operational Footprint

Eastern Creek Business Hub Stage 3

301072



Figure 5: Construction and operational footprint

2. Legislative context

Legislation relevant to the development site is outlined in Table 1.

Table 1: Legislative context

Name	Relevance to the project	Report Section
Commonwealth		
<i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act)	One Matter of National Environmental Significance (MNES) has been identified on the development site; Cumberland Shale Plains Woodland and Shale Gravel Transition Forest (Cumberland Plain Woodland). <i>Pteropus poliocephalus</i> (Grey-headed Flying-fox) is predicted as likely to forage over the development site. This report assesses impacts to these MNES and concludes that the development is likely to constitute a significant impact to Cumberland Plain Woodland. A referral has been made to the Commonwealth Department of Agriculture, Water and Environment (DAWE). DAWE determined that the proposed action is a controlled action and will be assessed using the Bilateral Agreement. The development is unlikely to constitute a significant impact to the Grey-headed Flying-fox.	Section 6, provided in separate report
State		
<i>Environmental Planning and Assessment Act 1979</i> (EP&A Act)	The proposed development requires consent under the Penrith Local Environmental Plan (LEP) and is to be assessed under Part 4 of the EP&A Act.	Section 6
<i>Biodiversity Conservation Act 2016</i> (BC Act)	The proposed development is proposed as a new SSD to amend the existing State Significant Development (5175) which automatically triggers the Biodiversity Offsets Scheme (BOS) and requires a BDAR.	Entire report
<i>Fisheries Management Act 1994</i> (FM Act)	The development does not involve impacts to any matters listed under the FM Act.	N/A
<i>Local Land Services Amendment Act 2016</i> (LLS Act)	The LLS Act does not apply to areas of the state to which the SEPP Vegetation applies.	N/A
<i>Water Management Act 2000</i> (WM Act)	The project involves works do not involve works on waterfront land. No further assessment is required.	N/A
Environmental Planning Instruments		
Vegetation SEPP	The Vegetation SEPP applies to development that does not require consent. As this project requires consent under the EP&A Act, the Vegetation SEPP is not relevant.	N/A
SEPP (Koala Habitat Protection) 2019	The proposed development is not located on land mapped on the Land Application Map. No further assessment of this SEPP is required.	N/A
Western Sydney Parklands SEPP 2009	The subject site is subject to the Western Sydney Parklands SEPP. Under the SEPP, the land does not form part of the Environmental Conservation Area, Heritage area or Bulk Water Supply areas. There are no controlling provisions relevant to the site.	N/A

3. Methodology

3.1 Literature and data reviews

The following literature and data sources were reviewed prior to undertaking the field survey:

- Biodiversity Assessment Method Calculator Version: 30
- NSW Government BioNet Vegetation Classification (EES 2020)
- BioNet / Atlas of NSW Wildlife 5 km database search (EES 2020)
- Commonwealth Department of Agriculture, Water and the Environment (DAWE) Protected Matters Search Tool 5 km database search (DAWE 2020)
- The Native Vegetation of the Sydney Metropolitan Area v.3 (OEH 2016)
- BioNet PCT predicted species reports
- aerial mapping (SIXMaps)
- additional GIS datasets including soil, topography, geology and drainage
- SSD 5175 application conditions of consent, issued by the Minister for Planning and Environment, 7 January 2015.
- Eco Logical Australia (ELA) 2020. *Eastern Creek Business Hub Stage 3 EPBC Referral*. Prepared for Frasers Property Retail Holdings
- Eco Logical Australia (ELA) 2012. *Ecological Assessment for the Eastern Creek Business Hub State Significant Development*. Prepared for Western Sydney Parklands Trust.

Prior to the commencement of field surveys, a list of species credit species either known or considered likely to occur was compiled to guide the field survey methodology.

3.1.1 Use of local data

The use of local data is not proposed for this assessment.

3.1.2 Expert reports

Expert reports were not used as part of this assessment.

3.2 Native vegetation

Extensive field survey was conducted in 2009 and 2012 across the entire Eastern Creek Business Hub (the development site) which included survey across the development site. The 2009 and 2012 field survey included vegetation validation, targeted microchiropteran bat surveys and opportunistic diurnal bird survey (Appendix D and Appendix E).

Vegetation validation was conducted across the development site by ELA Ecologists Lucas McKinnon and Rodney Armistead in April 2012 for a total of 22 person hours (Table 2; Appendix E). The field survey focused on identifying the vegetation communities present, including their condition and extent. Vegetation communities were mapped to Biometric Vegetation Types using 20 m x 29 m quadrat surveys (ELA 2012).

Vegetation survey consistent with the Biodiversity Assessment Method (BAM) was undertaken within the development site by ELA ecologists Alex Gorey, Carolina Mora and James King on 27 August 2020. Survey included validating previously mapped Biometric Vegetation Types to Plant Community Types

(PCTs), their extent and assigning a vegetation zone. A single vegetation integrity plot was undertaken to assess the composition, structure and function components of the vegetation zone consistent with the BAM (Table 3). The data collected was also used to determine whether the vegetation met the definition of an EPBC Act listed threatened ecological community.

All field data collected at full-floristic and vegetation integrity plots is included in Appendix B.

Table 2: Previous survey effort across the Eastern Creek Business Hub site

Date	Temperature min (°C)	Temperature max (°C)	Wind speed at 9 am (km/hr)	Rain (mm)
3 April 2012	14.7	29.3	Calm	0
4 April 2012	15.4	27.8	4 NNW	0
19 April 2012	16.5	24.5	Calm	86.2
20 April 2012	15.4	25.2	Calm	1.1
21 April 2012	14.6	25.4	Calm	0
22 April 2012	14.0	23.0	Calm	0
9 May 2012	8.0	24.9	4 NW	0
27 August 2020	0.8	16.6	-	0

Table 3: Full floristic and vegetation integrity plots

Veg Zone	PCT ID	PCT Scientific Name	Condition	Area (ha)	Plots required	Plots surveyed
1	849	Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion	Poor	0.73	1	1
Total				0.73	1	1

3.3 Threatened species

Habitat assessments and targeted surveys were undertaken for ecosystem and species credit species in 2009, 2012 and 2020 by ELA ecologists. These are detailed below.

3.3.1 Targeted surveys

Targeted surveys for species credit species were undertaken within the entirety of the site boundary in 2009 and 2012 and within in the development site in 2020. The survey effort is detailed in the following sections. Targeted survey methodology was undertaken consistent with the following documents:

- Surveying Threatened Plant and their Habitats - NSW Survey Guide for the Biodiversity Assessment Method (DPIE 2020)
- Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities Working Draft (DEC 2004).

3.3.1.1 Avifauna

Diurnal Birds

Survey for diurnal birds was conducted in April 2012 by ELA ecologists Rodney Armistead and Lucas McKinnon (Table 2). Survey was opportunistic with observers moving through vegetation communities and grasslands supporting potential habitat for diurnal birds over the entire survey period. Previous observations had been made by ELA (2009; Appendix D).

3.3.1.2 Microchiropteran bats

Survey for microchiropteran (microbats) bats was conducted using ultrasonic Anabat detectors equipped with ZCAIM recording devices in eight locations across the development site for two nights (April 2012) at each site (consistent with TBSA guidelines (DEC 2004) and DSEWPac (2010)) (Figure 8, Appendix D, Appendix E). Survey locations focused on larger remnants of native vegetation, major watercourses and large hollow bearing trees. On each night of survey the Anabats were turned on at 1800 hours and then turned off the following morning between 0600 hours. Anabat calls were downloaded in the office and analysed by Peter Knock (Ecologist, Eco Logical Australia, Coffs Harbour).

Bat calls were analysed using the program AnalookW (Version 3.3q 03 October 2006, written by Chris Corben, www.hoarybat.com). Call identifications were made using regional based guides to the echolocation calls of microbats in New South Wales (Pennay et al. 2004); and south-east Queensland and north-east New South Wales (Reinhold et al. 2001) and the accompanying reference library of over 200 calls from north-eastern NSW (<http://www.forest.nsw.gov.au/research/bats/default.asp>). Bat calls are analysed using species-specific parameters of the call profile such as call shape, characteristic frequency, initial slope and time between calls (Reinhold et al. 2001). To ensure reliable and accurate results the following protocols (adapted from Lloyd et. al. 2006) were followed:

- Recordings containing less than three pulses were not analysed (Law et al. 1999)
- Only search phase calls were analysed (McKenzie et al. 2002)
- Four categories of confidence in species identification were used (Mills et al. 1996):
 - o Definite – identity not in doubt
 - o Probable – low probability of confusion with species of similar calls
 - o Possible – medium to high probability of confusion with species with similar calls
 - o Unidentifiable – calls made by bats which cannot be identified to even a species group
 Nyctophilus spp. are difficult to identify confidently from their calls and no attempt was made to identify this genus to species level (Pennay et al. 2004).

3.3.1.3 *Meridolum corneovirens* (Cumberland Plain Land Snail) and *Pommerhelix duralensis* (Dural Land Snail)

Targeted survey for Cumberland Land Snail was undertaken on 25 November 2009 by ELA ecologists, within potential habitat for the species occurring within the woodland areas (particularly in association with *Eucalyptus tereticornis* and *Eucalyptus moluccana* trees that had deep leaf/bark litter layers around their base), grass clumps in or near woodland areas, and dumped rubbish or sheet metal in or near woodland areas.

Further survey was conducted for Cumberland Plain Land Snail and Dural Land Snail by ELA ecologists Alex Gorey, Carolina Mora and James King on 27 August 2020 for a total of three person hours by gently raking away leaf litter and parting grass clumps at the base of trees and fallen logs (Figure 7). When a live snail or shell was identified, photographs were taken of the specimen against a ruler for scale. A point was also taken using Azenva maps or a handheld GPS unit.

3.3.1.4 Threatened flora survey

Targeted survey for threatened flora survey was conducted by ELA ecologists Alex Gorey, Carolina Mora and James King on 27 August 2020 (Figure 6). Targeted survey was conducted for the following threatened flora species:

- *Pimelea spicata* (Spiked Rice-flower)
- *Pimelea curviflora* var. *curviflora*
- *Pultenaea pedunculata* (Matted Bush-pea)
- *Grevillea juniperina* subsp. *juniperina* (Juniper-leaved Grevillea)
- *Marsdenia viridiflora* R. Br. subsp. *viridiflora* population in the Bankstown, Blacktown, Camden, Campbelltown, Fairfield, Holroyd, Liverpool and Penrith LGAs.

The survey method involved using parallel transects through the development site. Some patches of the development site contained weed plumes that were dominated by weedy groundcover species. These areas were rapidly surveyed. Survey effort concentrated in areas with a high proportion of native groundcover.

3.4 Survey limitations

The microbat survey conducted across the Eastern Creek Business Hub site was not consistent with the BAM survey guidelines for species credit threatened bats (OEH 2018), because at the time of survey the guideline was not published. Field survey still used a methodology; echolocation devices, endorsed by the guideline.

Survey Effort for Threatened Flora

Eastern Creek Business Hub Stage 3

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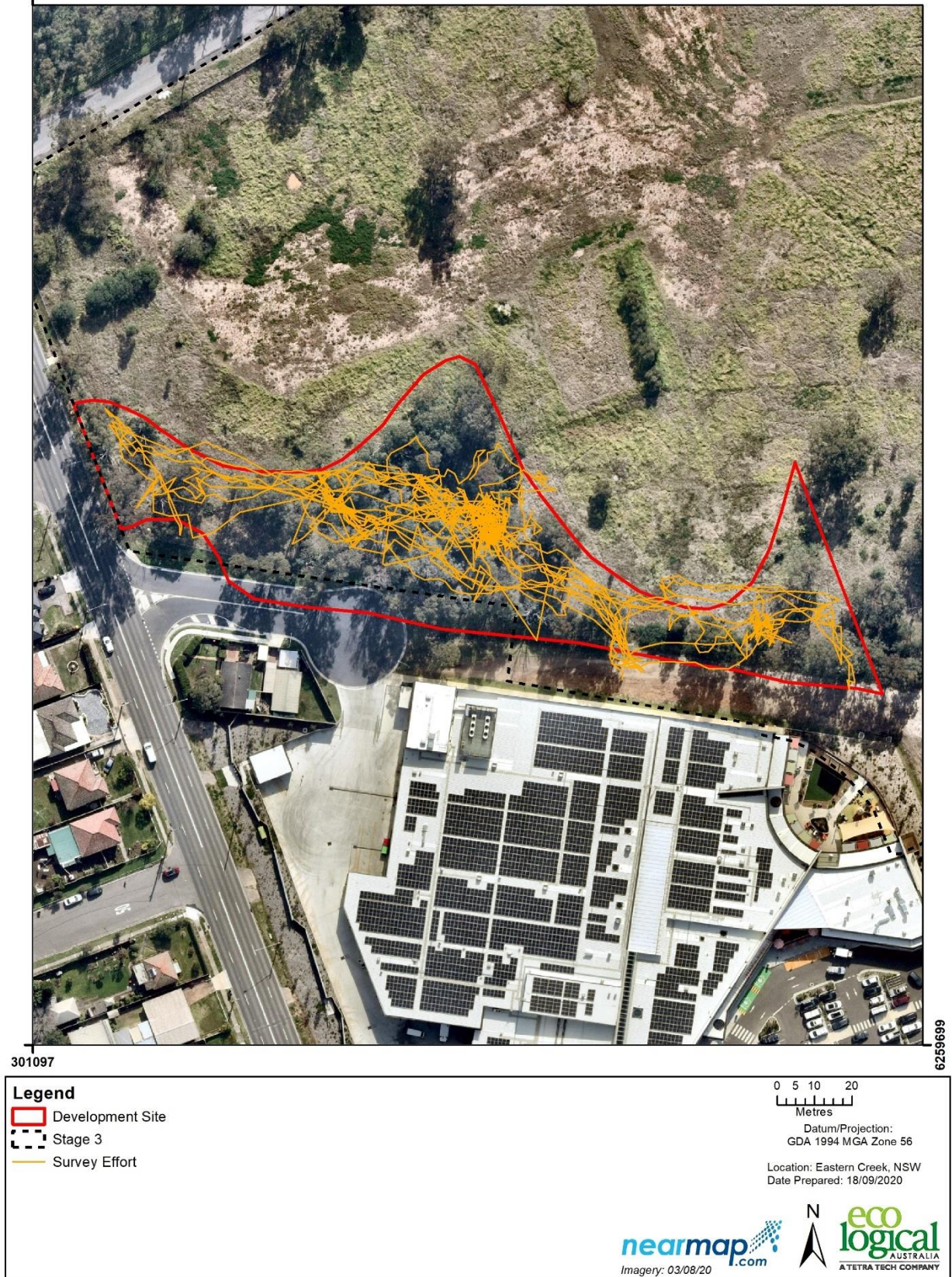


Figure 6: Survey effort for threatened candidate flora species.

Survey Effort for Cumberland Plain Land Snail and Dural Land Snail

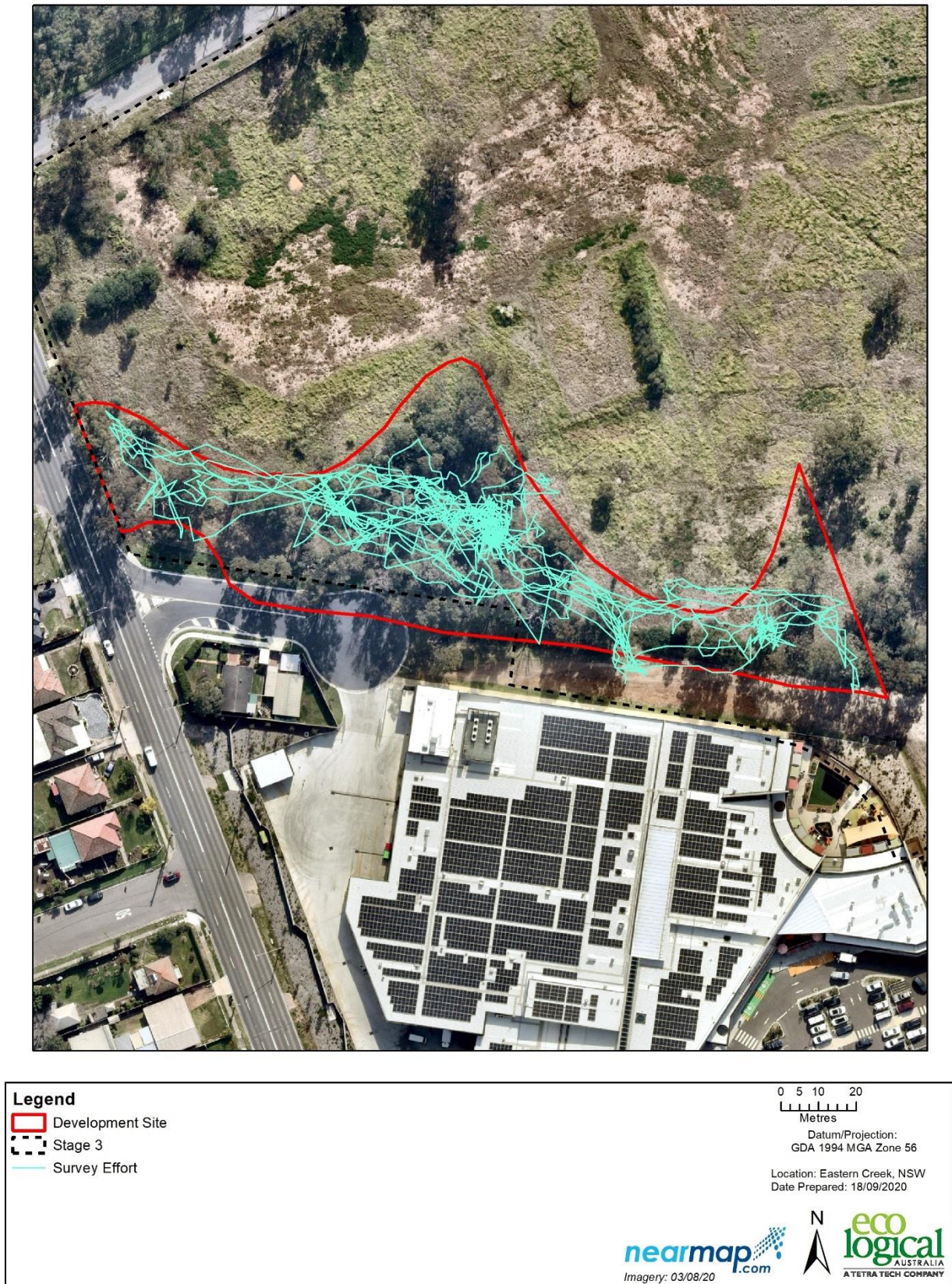


Figure 7: Survey effort for Cumberland Plain Land Snail and Dural Land Snail.



Figure 8: Survey locations for threatened microchiropteran bats (ELA 2012)

4. Results

4.1 Landscape features

Landscape features within the development site are described below and are shown in Figure 3 and Figure 4.

4.1.1 IBRA regions and subregions

The development site has an area of 0.73 ha and falls wholly within the Sydney Basin IBRA region and the Cumberland Plain IBRA subregion (Figure 4). The assessment area, defined as the area within a 1,500 m buffer of the development site, also falls within the Sydney Basin IBRA region and Cumberland IBRA subregion

4.1.2 Mitchell Landscapes

The development site falls within the Cumberland Plain Mitchell Landscapes (DECC 2002) as outlined in Table 4. The assessment area also includes Hawkesbury – Nepean Channels and Floodplains (Figure 4, Table 4).

Table 4: Mitchell landscapes

Mitchell landscape	Description
Cumberland Plain	Low rolling hills and valleys in a rain shadow area between the Blue Mountains and the coast on horizontal Triassic shales and lithic sandstones forming a down-warped block on the coastal side of the Lapstone monocline. Intruded by a small number of volcanic vents and partly covered by Tertiary river gravels and sands (Hawkesbury-Nepean Terrace Gravels landscape). Quaternary alluvium along the main streams. General elevation 30 to 120m, local relief 50m. and sometimes affected by salt in tributary valley floors. Pedal uniform red to brown clays on volcanic hills. Red and brown texture-contrast soils on crests grading to yellow harsh texture-contrast soils in valleys. Woodlands and open forest of <i>Eucalyptus moluccana</i> , <i>Eucalyptus tereticornis</i> , <i>Eucalyptus crebra</i> , <i>Eucalyptus eugenioides</i> , <i>Eucalyptus amplifolia</i> and <i>Angophora subvelutina</i> . Grassy to shrubby understorey often dominated by <i>Bursaria spinosa</i> , poorly drained valley floors, often salt affected with <i>Casuarina glauca</i> and paperbark <i>Melaleuca</i> sp.

4.1.3 Native vegetation extent

The extent of native vegetation within the development site and assessment area is outlined in Table 5. There are no differences between the mapped vegetation extent and the aerial imagery.

Table 5: Native vegetation extent

Area within the development site (ha)	Area within the assessment area (ha)
0.73	101.93

4.1.4 Rivers and streams

The development site does not contain any rivers or streams.

4.1.5 Wetlands

The development site does not contain any natural wetlands, nor does it contain any previously mapped important wetlands.

4.1.6 Connectivity features

The development site is comprised of a patch of Cumberland Plain Woodland which is bordered by cleared land on all sides with the exception of the south, where the patch is bordered by Beggs Road. The patch is disconnected from other patches of the community but may provide part of a habitat link for highly mobile species such as birds and bats.

4.1.7 Areas of geological significance and soil hazard features

The development site does not contain areas of geological significance and soil hazard features.

4.1.8 Site context

4.1.8.1 Method applied

The site-based method has been applied to this development.

4.1.8.2 Percent Native Vegetation Cover in the Landscape

The current percent native vegetation cover in the landscape was assessed in a Geographic Information System (GIS) using aerial imagery sourced from Nearmap using increments of 5%. The percent native vegetation cover within the assessment area (783.71 ha) is 13% (101.93 ha) (Table 5).

4.1.8.3 Patch Size

Patch size was calculated using available vegetation mapping for all patches of intact native vegetation on and adjoining the development site. The patch size is 83.68 ha, which falls into the size category 25 - 100 ha under the BAM.

4.2 Native vegetation

4.2.1 Plant Community Types present

One PCT, PCT 849: Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion (Cumberland shale plains woodland), was identified within the development site (Table 6, Figure 9, Figure 10).

Table 6: Plant Community Types

PCT ID	PCT Scientific Name	Vegetation Class	Vegetation Formation	Area within development site	Percent cleared
849	Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion	Coastal Valley Grassy Woodlands	Grassy Woodlands	0.73	93%

4.2.2 Plant Community Type selection justification

PCT 849 was previously mapped within the development site as Cumberland Plain Woodland (EPBC Act condition) (ELA 2012). The field survey confirmed vegetation is consistent with PCT 849 in EPBC Act condition, with native species present and dominant in all structural layers. Diagnostic canopy species included *Eucalyptus tereticornis* (Forest Red Gum) and *Eucalyptus moluccana* (Grey Box). Diagnostic midstorey species included *Bursaria spinosa* (Native Blackthorn) with the groundcover comprised of

Microlaena stipoides var. *stipoides* (Weeping Grass), *Chloris ventricosa* (Windmill Grass), *Cheilanthes sieberi* (Cloak Fern) and *Themeda triandra* (Kangaroo Grass).

This PCT occurs on clay/loam soils derived from Wianamatta Shales on the Cumberland Plain at low altitudes (mainly below 150 m), which is consistent with the soil landscape mapping and IBRA subregion for the development site.

4.2.3 Vegetation Zones

Given that a single occurrence of one PCT was present in the development footprint, only one vegetation zone was identified (Figure 9 and Figure 10). Zone 1: PCT 849 in good condition was dominated by native groundcover species including *Microlaena stipoides* var. *stipoides* (Weeping Grass), *Chloris ventricosa* (Windmill Grass), *Cheilanthes sieberi* (Cloak Fern) and *Themeda triandra* (Kangaroo Grass). The groundcover included some weed plumes of *Cenchrus clandestinus* (Kikuyu) and *Setaria parviflora* (Pigeon Grass). The midstorey contained a mix of native and exotic species, with *Bursaria spinosa* (Native Blackthorn) the dominant native species. Exotic species included *Ligustrum sinense* (Small-leaved Privet) and *Lycium ferocissimum* (African Boxthorn) in low densities. The canopy was dominated by *Eucalyptus tereticornis* and *Eucalyptus moluccana*.

4.2.4 Threatened Ecological Communities

The BioNet Vegetation Classification lists PCT 849 as comprising Cumberland Plain Woodland, a TEC listed as critically endangered under both the BC Act and EPBC Act. Vegetation Zone 1 contained flora species which fit the description of the community as listed in the NSW Scientific Committee's Final Determination (Table 7, Figure 11). Vegetation Zone 1 met condition threshold A set out by the EPBC Act Listing Advice for the following reasons:

- The patch size was > 0.5 ha
- > 50% of the perennial understorey vegetation cover was made up of native species.

Table 7: Threatened Ecological Communities

PCT ID	BC Act			EPBC Act		
	Listing status	Name	Area (ha)	Listing status	Name	Area (ha)
849	CEEC	Cumberland Plain Woodland in the Sydney Basin Bioregion	0.73	CEEC	Cumberland Shale Plains Woodland and Shale Gravel Transition Forest	0.73

CEEC – Critically endangered ecological community

4.2.5 Vegetation integrity assessment

A vegetation integrity assessment using the Credit Calculator (BAMC) was undertaken and the results are outlined in Table 8.

Table 8: Vegetation integrity

Veg Zone	PCT ID	Condition	Area (ha)	Composition Condition Score	Structure Condition Score	Function Condition Score	Current vegetation integrity score
1	849	Good	0.73	28.6	46.1	59.5	42.8

Plant Community Type

Eastern Creek Business Hub Stage 3

301072



301072

6259690



Figure 9: Plant community types

Plot Locations **Eastern Creek Business Hub Stage 3**

301072



301072

6259690



Figure 10: Plot locations and vegetation zones within the development footprint

Threatened Ecological Community

Eastern Creek Business Hub Stage 3

301072



Figure 11: Threatened Ecological Communities

4.3 Threatened species

4.3.1 Ecosystem credit species

Ecosystem credit species predicted to occur at the development site, their associated habitat constraints, geographic limitations and sensitivity to gain class is included in Table 9. Ecosystem credit species which have been excluded from the assessment and relevant justification are also included in Table 9.

Table 9: Predicted ecosystem credit species

Species	Common Name	Habitat constraints/ Geographic limitations	Sensitivity to gain class	BC Act listing status	EPBC Act listing status	Justification for inclusion or exclusion
<i>Anthochaera phrygia</i>	Regent Honeyeater	-	High	Critically Endangered	Critically Endangered	<u>Included</u> Marginal foraging habitat available.
<i>Artamus cyanopterus cyanopterus</i>	Dusky Woodswallow	-	Moderate	Vulnerable	Not Listed	<u>Included</u> Potential habitat is available within the development site.
<i>Callocephalon fimbriatum</i>	Gang Cockatoo	Gang -	Moderate	Vulnerable	Not listed	<u>Included</u> Potential habitat is available within the development site.
<i>Chthonicola sagittata</i>	Speckled Warbler	-	High	Vulnerable	Not Listed	<u>Excluded</u> Absence of potential foraging habitat due to landscape position (not on a rocky ridge or gully) and development site is a fragmented patch which is not preferred habitat.
<i>Circus assimilis</i>	Spotted Harrier	-	Moderate	Vulnerable	Not Listed	<u>Included</u> Potential foraging habitat is available within the development site.
<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (eastern subspecies)	-	High	Vulnerable	Not Listed	<u>Excluded</u> Absence of preferred foraging tree species in the development site.

Species	Common Name	Habitat constraints/ Geographic limitations	Sensitivity gain class	to	BC Act status	listing	EPBC Act status	Justification for inclusion or exclusion
<i>Daphoenositta chrysoptera</i>	Varied Sittella	-	Moderate		Vulnerable		Not Listed	<u>Included</u> Potential foraging habitat is available within the development site.
<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	-	High		Vulnerable		Endangered	<u>Excluded</u> Habitat connectivity is fragmented within the urbanised locality such that this species is unlikely to be present.
<i>Glossopsitta pusilla</i>	Little Lorikeet	-	High		Vulnerable		Not Listed	<u>Included</u> Potential habitat is available within the development site.
<i>Grantiella picta</i>	Painted Honeyeater	- Mistletoes present at a density of greater than five mistletoes per hectare	Moderate		Vulnerable		Vulnerable	<u>Excluded</u> Mistletoes not present at required density.
<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	- Waterbodies - Within 1km of rivers, lakes, large dams or creeks, wetlands and coastlines.	High		Vulnerable		Not Listed	<u>Included</u> Marginal habitat available.
<i>Hieraaetus morphnoides</i>	Little Eagle	-	Moderate		Vulnerable		Not Listed	<u>Included</u> Marginal foraging habitat available
<i>Lathamus discolor</i>	Swift Parrot (Foraging)	-	Moderate		Endangered		Critically Endangered	<u>Excluded</u> Key feed tree species not present in the development site.
<i>Lophoictinia isura</i>	Square-tailed Kite (Foraging)	-	High		Vulnerable		Not Listed	<u>Included</u> Potential foraging habitat is available within the development site.

Species	Common Name	Habitat constraints/ Geographic limitations	Sensitivity gain class	to BC Act listing	EPBC Act listing	Justification for inclusion or exclusion
<i>Melanodryas cucullata cucullata</i>	Hooded Robin (south-eastern form)	-	Moderate	Vulnerable	Not Listed	<u>Excluded</u> Potential foraging habitat is available within the development site.
<i>Melithreptus gularis gularis</i>	Black-chinned Honeyeater (eastern subspecies)	-	Moderate	Vulnerable	Not Listed	<u>Excluded</u> Potential foraging habitat is available within the development site.
<i>Micronomus norfolkensis</i>	Eastern Coastal Freetail-bat	-	High	Vulnerable	Not Listed	<u>Included</u> Potential foraging and roosting habitat is available within the development site. This species was detected during targeted survey.
<i>Miniopterus australis</i>	Little Bentwing-bat (Foraging)	-	High	Vulnerable	Not Listed	<u>Included</u> Potential foraging and secondary roosting habitat is available within the development site.
<i>Miniopterus schreibersii oceanensis</i>	Large Bentwing-bat (Foraging)	-	High	Vulnerable	Not Listed	<u>Included</u> Potential foraging habitat and secondary roosting habitat is available within the development site. This species was detected during targeted survey.
<i>Neophema pulchella</i>	Turquoise Parrot	-	High	Vulnerable	Not listed	<u>Included</u> Marginal foraging habitat available
<i>Ninox connivens</i>	Barking Owl (foraging)	-	High	Vulnerable	Not listed	<u>Included</u> Marginal foraging habitat is available
<i>Ninox strenua</i>	Powerful Owl (foraging)	-	High	Vulnerable	Not listed	<u>Excluded</u> Development site is not within proximity to any suitable breeding habitat. Site is highly fragmented and would be unlikely to provide foraging resources.

Species	Common Name	Habitat constraints/ Geographic limitations	Sensitivity gain class	to	BC Act status	listing	EPBC Act status	Justification for inclusion or exclusion
<i>Petroica boodang</i>	Scarlet Robin	-	Moderate		Vulnerable		Not Listed	<u>Included</u> Potential foraging habitat is available within the development site.
<i>Petroica phoenicea</i>	Flame Robin	-	Moderate		Vulnerable		Not Listed	<u>Included</u> Marginal foraging habitat is available within the development site.
<i>Phascolarctos cinereus</i>	Koala	-	High		Vulnerable		Vulnerable	<u>Excluded</u> Habitat connectivity is fragmented within the urbanised locality such that this species is unlikely to be present.
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	-	High		Vulnerable		Vulnerable	<u>Included</u> Marginal foraging habitat is available within the development site.
<i>Saccolaimus flaviventris</i>	Yellow-bellied Sheath tail Bat	-	High		Vulnerable		Not listed	<u>Included</u> Marginal foraging habitat is available within the development site. This species was detected during targeted survey.
<i>Stagonopleura guttata</i>	Diamond Firetail	-	Moderate		Vulnerable		Not listed	<u>Included</u> Marginal foraging habitat is available within the development site.
<i>Tyto novaehollandiae</i>	Masked Owl (foraging)	-	High		Vulnerable		Not listed	<u>Excluded</u> Development site is not within proximity to any suitable breeding habitat. Site is highly fragmented and would be unlikely to provide foraging resources.

4.3.2 Species credit species

Species credit species predicted to occur at the development site, their associated habitat constraints, geographic limitations and sensitivity to gain class is included in Table 10. Species credit species which have been excluded from the assessment and relevant justification are also included in Table 10.

Table 10: Candidate species credit species

Species	Common Name	Habitat Constraints	Geographic limitations	Sensitivity to gain class	BC Act	EPBC Act	Justification for inclusion or exclusion of species	Presence/absence
<i>Acacia bynoeana</i>	Bynoe's Wattle	-	-	High	E	V	<u>Excluded</u> Suitable habitat is not present within the development site due to unsuitable soil type (occurs on sandy soils) and lack of associated species (Red Bloodwood, Scribbly Gum, Parramatta Red Gum, Saw Banksia and Narrow-leaved Apple).	N/A
<i>Acacia pubescens</i>	Downy Wattle	-	-	High	V	V	<u>Excluded</u> Suitable habitat is not present within the development site due to unsuitable soil type (occurs on sandy soils) and lack of associated species (Red Bloodwood, Scribbly Gum, Parramatta Red Gum, Saw Banksia and Narrow-leaved Apple).	N/A
<i>Anthochaera phrygia</i>	Regent Honeyeater	- OEH mapped areas	-	High	CE	CE	<u>Excluded</u> The development site does not contain mapped important areas.	N/A
<i>Burhinus grallarius</i>	Bush Stone-curlew	Fallen / dead or standing timber	-	High	E	Not listed	<u>Excluded</u> The development site is highly degraded and does not contain any fallen or standing timber	N/A
<i>Caladenia tessellata</i>	Thick Lip Spider Orchid	-	-	Moderate	E	V	<u>Excluded</u> Habitat modified/degraded such that species is unlikely to be present.	N/A

Species	Common Name		Habitat Constraints	Geographic limitations	Sensitivity to	BC Act	EPBC Act	Justification for inclusion or exclusion of species	Presence/absence
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo (breeding)		Hollow bearing trees, Eucalypt tree species with hollows greater than 9 cm diameter	-	High	V	Not listed	<u>Excluded</u> Suitable habitat in the form of large hollow bearing trees is not present for this species.	N/A
<i>Cercartetus nanus</i>	Eastern Pygmy Possum		-	-	High	V	Not listed	<u>Excluded</u> Habitat within the development site is substantially degraded such that the species is unlikely to utilise the development site.	N/A
<i>Chalinolobus dwyeri</i>	Large-eared Pied-bat		Cliffs, Within two km of rocky areas containing caves, overhangs, escarpments, outcrops, or crevices, or within two kilometres of old mines or tunnels	-	Very high	V	V	<u>Excluded</u> The development site is not within 2 km of cliffs or rocky areas. This species also was not recorded during targeted echolocation surveys.	N/A
<i>Cynanchum elegans</i>	White-flowered Wax Plant		-	-	High	E	E	<u>Excluded</u> Habitat within the development site marginal and the species has not been recorded within a 10 km radius of the development site.	N/A
<i>Dillwynia tenuifolia</i>	-		-	-	Moderate	V	Not Listed	<u>Excluded</u> Habitat within the development site marginal and the species has not been recorded within a 10 km radius of the development site. This	N/A

Species	Common Name	Habitat Constraints	Geographic limitations	Sensitivity to gain class	BC Act	EPBC Act	Justification for inclusion or exclusion of species	Presence/absence
							species is more commonly associated with Castlereagh Ironbark Forest, Shale Gravel Transition Forest and Castlereagh Scribbly Gum Woodland. Not recorded during flora survey.	
<i>Dillwynia tenuifolia</i> – endangered population	Dillwynia tenuifolia, Kemps Creek	-	- The area bounded by western Road, Elizabeth Drive, Devonshire Road and Cross Street, Kemps Creek in the Liverpool Local Government Area	N/A	E2	Not Listed	<u>Excluded</u> Development site outside the geographic limitation for this endangered population.	N/A
<i>Eucalyptus benthamii</i>	Camden White Gum	-	-	High	V	V	<u>Excluded</u> Conspicuous species not recorded during field surveys. Known only from two populations on the Nepean River and its tributaries.	N/A
<i>Grevillea juniperina</i> subsp. <i>juniperina</i>	Juniper-leaved Grevillea	-	-	High	V	Not Listed	<u>Included</u> Potential habitat is present for this species. Not recorded during targeted survey.	Not present. Not recorded during targeted survey.
<i>Haliaeetus leucogaster</i>	White-bellied Sea-eagle (Breeding)	- Living or mature dead trees within 1 km of rivers, lakes, large	-	High	V	Not Listed	<u>Excluded</u> No breeding habitat (large stick nests) present in the development site.	N/A

Species	Common Name	Habitat Constraints	Geographic limitations	Sensitivity to gain class	BC Act	EPBC Act	Justification for inclusion or exclusion of species	Presence/absence
		dams or creeks, wetlands and coastlines AND the presence of a large stick nest in the canopy						
<i>Hieraaetus morphnoides</i>	Little Eagle	Other, nest - trees - live (occasionally dead) large old trees within vegetation)	-	Moderate	V	Not listed	<u>Excluded</u> The development site does not contain any nest trees.	N/A
<i>Lathamus discolor</i>	Swift Parrot (Breeding)	- As per OEH mapped areas	-	Moderate	E	CE	<u>Excluded</u> Not within OEH mapped area.	N/A
<i>Litoria aurea</i>	Green and Golden Bell Frog	- Within 1km of wet areas - Within 1km of swamp - Within 1km of waterbody	-	High	E	V	<u>Included</u> This species was included in the targeted survey. No individuals were recorded.	Not present. Species not recorded during targeted survey throughout Stage 3.
<i>Lophoictinia isura</i>	Square-tailed Kite (breeding)	Other, nest trees	-	Moderate	V	Not listed	<u>Excluded</u> The development site does not contain any breeding habitat.	N/A
<i>Marsdenia viridiflora</i> subsp. <i>viridiflora</i> – <i>endangered population</i>	<i>Marsdenia viridiflora</i> R. Br. subsp. <i>viridiflora</i> population in the Bankstown, Blacktown,	-	Those LGAs named in the population's listing	High	E2	Not Listed	<u>Included</u> Known nearby records and potential habitat present.	Absent. Species not recorded during targeted survey.

Species	Common Name	Habitat Constraints	Geographic limitations	Sensitivity to gain class	BC Act	EPBC Act	Justification for inclusion or exclusion of species	Presence/absence
	Camden, Campbelltown, Fairfield, Holroyd, Liverpool and Penrith LGAs							
<i>Meridolum corneovirens</i>	Cumberland Plain Land Snail	-	-	High	E	Not Listed	<u>Included</u> This species was included in the targeted survey.	Absent. Species not recorded during targeted survey.
<i>Miniopterus australis</i>	Little Bentwing-bat (Breeding)	Cave, tunnel, mine, culvert or other structure known or suspected to be used for breeding	-	Very High	V	Not Listed	<u>Excluded</u> Species known only to breed in maternity caves. No breeding habitat present in the development site.	N/A
<i>Miniopterus schreibersii oceanensis</i>	Eastern Bentwing-bat (Breeding)	Cave, tunnel, mine, culvert or other structure known or suspected to be used for breeding	-	Very High	V	Not Listed	<u>Excluded</u> Species known only to breed in maternity caves. No breeding habitat present in the development site.	N/A
<i>Myotis macropus</i>	Southern Myotis	- Hollow-bearing trees - Within 200m of a riparian zone	-	High	V	Not Listed	<u>Excluded</u> There are no bodies of water within 200 m of the site. The closest body of water is Eastern Creek, 1 km to the east of the development site.	N/A.

Species	Common Name		Habitat Constraints	Geographic limitations	Sensitivity to gain class	BC Act	EPBC Act	Justification for inclusion or exclusion of species	Presence/absence
			- Bridges, caves or artificial structures within 200m of riparian zone						
<i>Ninox connivens</i>	Barking Owl (breeding)		Hollow bearing trees, Living or dead trees with hollow greater than 20cm, > 4 m above the ground	-	High	V	Not listed	<u>Excluded</u> No suitable breeding habitat present.	N/A
<i>Ninox strenua</i>	Powerful Owl (breeding)		Hollow bearing trees, Living or dead trees with hollow greater than 20cm	-	High	V	Not listed	<u>Excluded</u> No suitable breeding habitat present.	N/A
<i>Persoonia bargoensis</i>	Bargo Geebung		-	-	High	E	V	<u>Excluded</u> Associated soil profile (sandstone or shale-sandstone transition soils) are not present in the development site. Known northern limit of the range is Douglas Park and Picton, over 70 km south of the development site.	N/A
<i>Petaurus norfolcensis</i>	Squirrel Glider		-	-	High	V	Not Listed	<u>Excluded</u> Habitat within the development site is substantially degraded such that the species is unlikely to utilise the subject land.	N/A
<i>Phascolarctos cinereus</i>	Koala (Breeding)		- Areas identified as important	-	High	V	V	<u>Excluded</u>	N/A

Species	Common Name		Habitat Constraints	Geographic limitations	Sensitivity to BC Act	EPBC Act	Justification for inclusion or exclusion of species	Presence/absence	
			habitat via survey				Habitat within the development site is substantially degraded such that the species is unlikely to utilise the subject land.		
<i>Pimelea curviflora</i> var. <i>curviflora</i>	-		-	-	High	V	V	<u>Included</u> Known nearby records and potential habitat present.	Absent. Species not recorded during targeted survey.
<i>Pimelea spicata</i>	Spiked flower	Rice-	-	-	High	E	E	<u>Included</u> This species was included in the targeted survey. No individuals were recorded.	Absent. Species not recorded during targeted survey.
<i>Pommerhelix duralensis</i>	Dural Snail	Woodland	- Leaf litter and shed bark or within 50m of litter or bark - Rocks or within 50m of rocks - Fallen/standing dead timber including logs and bark or within 50m of logs or bark	-	High	E	E	<u>Included</u> This species was included in the targeted survey. No individuals were recorded.	Absent. Species not recorded during targeted survey.
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox (Breeding)		- Breeding camps	-	High	V	V	<u>Excluded</u> No camps present in development site.	N/A
<i>Pterostylis saxicola</i>	Sydney Greenhood	Plains	-	-	High	E	E	<u>Excluded</u>	N/A

Species	Common Name	Habitat Constraints	Geographic limitations	Sensitivity to gain class	BC Act	EPBC Act	Justification for inclusion or exclusion of species	Presence/absence
							Suitable habitat not present, typically occurs on sandstone rock shelves above cliff lines. No records within 5km of development site.	
<i>Pultenaea pedunculata</i>	Matted Bush-pea	-	-	N/A	E	Not Listed	<u>Included</u> Potential habitat present.	Absent. Species not recorded during targeted survey.
<i>Thesium australe</i>	Austral Toadflax	-	-	High	V	V	<u>Excluded</u> Habitat substantially degraded.	N/A
<i>Tyto novaehollandiae</i>	Masked Owl (breeding)	Hollow bearing trees, living or dead trees with hollows greater than 20cm diameter	-	High	V	Not listed	<u>Excluded</u> No suitable breeding habitat present in the development footprint	N/A

4.3.3 Ecosystem credit species habitat assessment results

No hollow bearing trees were identified within the development site. The trees within the development site may be used as potential seasonal foraging habitat for microbats and *Pteropus poliocephalus* (Grey-headed Flying-fox). The nearest Flying-fox Camp is located approximately 8 km west of the development site at Ropes Creek. It is more likely that suitable breeding habitat would be present outside the development site in this core area. Camps have never been recorded or observed within this development site.

Anabat echolocation surveys undertaken as part of targeted microbat surveys identified positive calls for the following threatened bats:

- *Falsistrellus tasmaniensis* (Eastern False Pipistrelle)
- *Micronomus norfolkensis* (Eastern Coastal Free-tail Bat)
- *Miniopterus orianae oceanensis* (Large Bent-winged Bat).

4.3.4 Species credit species targeted survey results

Details of targeted survey effort are discussed in Section 3.3.1. The results of targeted surveys are presented in Table 11.

Table 11: Targeted survey results by species.

Target species	Common name	BAM period	survey	Survey dates	Species recorded during survey	Species credits required
<i>Grevillea juniperina</i> subsp. <i>juniperina</i>	Juniper-leaved Grevillea	Jan – Dec		27 August 2020	No.	No.
<i>Marsdenia viridiflora</i> subsp. <i>viridiflora</i>		Nov – Feb				Not recorded within development site.
<i>Pimelea curviflora</i> var. <i>curviflora</i>	Spiked Rice-flower	Oct – Mar				
<i>Pimelea spicata</i>		Jan – Dec				
<i>Pultenaea pedunculata</i>	Matted Bush-pea	Sep - Nov				
<i>Meridolum corneovirens</i>	Cumberland Plain Land Snail	Jan - Dec		27 August 2020	No.	No.
<i>Pommerhelix duralensis</i>	Dural Land Snail					Not recorded within development site.
<i>Miniopterus orianae oceanensis</i>	Large Bent-winged Bat	Jan, Feb, Dec		April 2012	Yes. Anabat echolocation data identified positive calls for this species.	No. There is no potential roosting or breeding habitat in the form of caves, mines, tunnels or culverts within the development site. It is likely that the species would only utilise

Target species	Common name	BAM period	survey	Survey dates	Species recorded during survey	Species credits required
						the site for foraging. Foraging habitat for this species has been offset using ecosystem credits.

4.3.5 Species credits species included in this assessment

Following completion of targeted surveys, no species credit species were included in the assessment.

5. Impact assessment (biodiversity values)

5.1 Avoiding impacts

5.1.1 Locating a project to avoid and minimise impacts on vegetation and habitat

The proposed development is a new SSD application to amend the existing State Significant Development for Eastern Creek Business hub (SSD 5175). There have been 23 iterations of the development footprint that have considered all constraints relevant to the proposal. Through the various iterations, Frasers Property has determined that the proposed impacts to Cumberland Plain Woodland cannot be avoided because the footprint has been amended to accommodate:

- activation of additional land along Rooty Hill Road South for a recreational facility
- grading of some portions of the development site
- increased retail space
- upgrades to Beggs Road
- internal walkway to connect stage 1 and stage 3.

Table 12: Locating and designing a project to avoid and minimise impacts on vegetation and habitat

Approach	How addressed	Justification
locating the project in areas where there are no biodiversity values	The proposed application would remove 0.73 ha of PCT 849 in good condition.	The proposed development would affect 0.73 ha of native vegetation within the development footprint. About 0.87 ha of CPW would be retained, with 1.8 ha to be restored as part of the Eastern Conservation Area (Figure 2).
locating the project in areas where the native vegetation or threatened species habitat is in the poorest condition	Impacts across the Eastern Creek Business Hub SSD development footprint are mostly limited to areas containing exotic vegetation. The proposed application would remove an additional 0.73 ha of good condition PCT 849.	The proposed development would affect 0.73 ha of native vegetation in good condition within the development footprint. The Eastern Creek Business Hub SSD development footprint has been designed to mostly affect exotic pasture (Figure 2).
locating the project in areas that avoid habitat for species and vegetation in high threat categories (e.g. an EEC or CEEC), indicated by the biodiversity risk weighting for a species	A majority of the Eastern Creek Business Hub SSD development footprint is located on exotic pasture. The proposed application would remove 0.73 ha of good condition PCT 849.	The proposed application would affect 0.73 ha of PCT 849 with a majority of the development footprint located on exotic pasture. The 0.73 ha of PCT 849 to be removed would form foraging habitat for highly mobile species, such as birds and microbats.
locating the project such that connectivity enabling movement of species and genetic material between areas of adjacent or nearby habitat is maintained	The proposed application would affect 0.73 ha of PCT 849 that is currently fragmented from other areas of the community.	There is limited connectivity of the development site with areas of surrounding habitat. The connectivity would be limited to highly mobile species such as birds and bats. The removal of 0.73 ha of PCT 849 in the development site would not substantially affect connectivity or the

Approach	How addressed	Justification
		transfer of genetic material throughout the Stage 3 site (Figure 2).
reducing the clearing footprint of the project	A majority of the Eastern Creek Business Hub footprint is located on exotic pasture. The proposed application would remove an additional 0.73 ha of native vegetation.	The proposed development would affect 0.73 ha of PCT 849. The Eastern Creek Business Hub SSD would retain and revegetate 2.67 ha of PCT 849 as part of the Eastern Conservation Area
locating ancillary facilities in areas where there are no biodiversity values or threatened species habitat or habitat for species and vegetation in high threat status categories (e.g. an EEC or CEEC)	There are no ancillary services that would encroach into the development site.	There are no ancillary services that would encroach into the development site.
providing structures to enable species and genetic material to move across barriers or hostile gaps	The proposed development would not inhibit or fragment any existing movement corridors.	The development footprint would not result in any barriers or hostile gaps in an existing vegetated corridor. The vegetation proposed for removal is fragmented from other areas of vegetation.
making provision for the demarcation, ecological restoration, rehabilitation and/or ongoing maintenance of retained native vegetation habitat on the development site.	Establishment and implementation of a Vegetation Management Plan.	A Vegetation Management Plan has been prepared and should be implemented across the Eastern Conservation Area. This would include fencing of the development footprint to demarcate the boundary of retained vegetation. This method is consistent with standard environmental management measures, which have been included in Section 5.2.4.
efforts to avoid and minimise impacts through design must be documented and justified	The proposed application will affect an additional 0.73 ha of PCT 849 in good condition.	<p>There have been 23 iterations of the development footprint that have considered all constraints relevant to the proposal. Through the various iterations, Frasers Property has determined that the proposed impacts to Cumberland Plain Woodland cannot be avoided because the footprint has been amended to accommodate:</p> <ul style="list-style-type: none"> • activation of additional land along Rooty Hill Road South for a recreational facility • grading of some portions of the development site • increased retail space • upgrades to Beggs Road • internal walkway to connect stage 1 and stage 3.

5.2 Assessment of Impacts

5.2.1 Direct impacts

The direct impacts of the development on native vegetation and threatened ecological communities are presented in Table 13.

Table 13: Direct impacts to native vegetation and threatened ecological communities

Veg Zone	PCT ID	PCT Scientific name	Vegetation Class	Vegetation Formation	TEC	Condition	Impact (ha)
1	849	Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion	Coastal Valley Grassy Woodlands	Grassy Woodlands	BC Act: Critically endangered EPBC Act: Condition A	Good	0.73

5.2.2 Change in vegetation integrity

The change in vegetation integrity as a result of the development is outlined in Table 14.

Table 14: Change in vegetation integrity

Veg Zone	PCT ID	Condition	Area (ha)	Current vegetation integrity score	Future vegetation integrity score	Change in vegetation integrity
1	849	Good	0.73	42.8	0	-42.8

5.2.3 Indirect impacts

The indirect impacts of the development are outlined in Table 15.

Table 15: Indirect impacts

Indirect impact	Project phase	Nature	Extent	Frequency	Duration	Timing
Sedimentation and contaminated and/or nutrient rich run-off	Construction	Runoff during works	Confined to development site with the implementation of sediment fencing	During heavy rainfall or storm events	During rainfall events	Short term
Noise, dust or light spill	Construction	Noise and dust created from machinery (no night works proposed therefore no light spill)	Noise and dust likely to carry beyond development site boundary	Daily, during construction works	Sporadic throughout construction period	Short-term impacts
Inadvertent impacts on adjacent habitat or vegetation	Construction / operation	Damage to adjacent habitat or vegetation	Adjacent vegetation	Daily, during construction works and operation	Throughout construction and operation period	Short-term impacts
Transport of weeds and pathogens from the site to adjacent vegetation	N/A	No patches of native vegetation in the vicinity that could be affected	N/A	N/A	N/A	N/A
Trampling of threatened species	N/A	No threatened flora present	N/A	N/A	N/A	N/A
Vehicle strike	Construction / operation	Potential for native fauna to be struck by working machinery and moving vehicles	Within development site	Daily, during both construction and operational phases.	Throughout life of project	Potentially long-term impacts
Rubbish dumping	Construction / operation	Illegal dumping by construction crews / future landholder	Potential for rubbish to spread via wind into nearby vegetation	Potential to occur at any time throughout construction or operational phases	Throughout life of project	Short-term impacts

Indirect impact	Project phase	Nature	Extent	Frequency	Duration	Timing
Wood collection	Construction / operation	Minimal woody debris available for collection.	Within retained vegetation.	Daily, during both construction and operational phases.	Throughout life of project	Short term impact.
Disturbance to specialist breeding and foraging habitat, e.g. beach nesting for shorebirds.	N/A	None identified	N/A	N/A	N/A	N/A
Increase in predatory species populations	Construction / operation	Negligible likelihood of impact occurring because only a small area of native vegetation will be removed	N/A	N/A	N/A	N/A
Increase in pest animal populations	Construction / operation	Negligible likelihood of impact occurring because only a small area of native vegetation will be removed	N/A	N/A	N/A	N/A

5.2.4 Prescribed biodiversity impacts

There are no prescribed biodiversity impacts in the development site.

5.2.5 Mitigating and managing impacts

Measures proposed to mitigate and manage impacts at the development site before, during and after construction are outlined in Table 16.

Table 16: Measures proposed to mitigate and manage impacts

Measure	Risk before mitigation	Risk after mitigation	Action	Outcome	Timing	Responsibility
Clearing protocols that identify vegetation to be retained, prevent inadvertent damage and reduce soil disturbance; for example, removal of native vegetation by chain-saw, rather than heavy machinery, is preferable in situations where partial clearing is proposed	Minor	Negligible	Works to be implemented consistent with existing Construction Environment Management Plan for Eastern Creek Business Hub	Vegetation to be retained outside of the Development Site boundary (south and east) will not be disturbed/affected	Fencing to be set up prior to any works occurring on site and to remain and be maintained throughout duration of construction works	Project Manager
Sediment barriers or sedimentation ponds to control the quality of water released from the site into the receiving environment	Minor	Negligible	Appropriate controls will be utilised and maintained to manage exposed soil surfaces and stockpiles to prevent sediment discharge into waterways	Erosion and sedimentation will be controlled	For the duration of construction works	Project Manager
Noise barriers or daily/seasonal timing of construction and operational activities to reduce impacts of noise	Minor	Negligible	Daily timing of construction activities is recommended in accordance with Table 1 of Interim Noise Guidelines (2009)	No noise outside of approved construction hours	Minor	Negligible
Adaptive dust monitoring programs to control air quality	Minor	Negligible	Dust suppression measures will be implemented during construction works to limit dust on site	Mitigate dust created during construction activities	For the duration of construction works	Project Manager
Temporary fencing to protect significant environmental features such as riparian zones	High	Minor	Install fencing prior to commencement of any works	access to retained vegetation restricted	For the duration of construction works	Project Manager
Hygiene protocols to prevent the spread of weeds or pathogens between infected areas and uninfected areas	Moderate	Minor	Vehicles, machinery and building refuse associated with the development construction should remain only within construction footprint areas, avoiding weed or pathogen related impacts to	Prevent spread of weeds or pathogens	For the duration of construction works	Project Manager

Measure	Risk before mitigation	Risk after mitigation	Action	Outcome	Timing	Responsibility
vegetation outside of the development site						
Staff training and site briefing to communicate environmental features to be protected and measures to be implemented	Minor	Negligible	<p>All staff working on the development will undertake an environmental induction as part of their site familiarisation. This induction will include items such as:</p> <ul style="list-style-type: none"> - avoiding indirect impacts to offsite adjacent vegetation - correct storage of chemicals to prevent runoff into adjacent vegetation 	All staff entering the Development Site are fully aware of the presence of native vegetation adjacent to the site what to do in case of any environmental emergencies	To occur for all staff entering/working at the Development Site. Site briefings should be updated based on phase of the work and when environmental issues become apparent.	Project Manager
Development control measures to regulate activity in vegetation and habitat adjacent to residential development including controls on pet ownership, rubbish disposal, wood collection, fire management and disturbance to nests and other niche habitats	Minor	Negligible	Temporary fencing to be placed around the perimeter of the Development Site to prevent impacts to adjacent vegetation.	Protect vegetation and habitat adjacent to Development Site.	During operational phase	Client
Making provision for the ecological restoration, rehabilitation and/or ongoing maintenance of retained native vegetation habitat on or adjacent to the development site	Minor	Negligible	All revegetation to be consistent with existing Vegetation Management Plan (VMP) for Eastern Creek Business Hub.	No areas within development site will be revegetated. Adjacent vegetation will be revegetated consistent with the VMP	Following completion of construction activities.	Project Manager

5.2.6 Serious and Irreversible Impacts (SAIL)

The development has impacts on Cumberland Plain Woodland, a candidate Serious and Irreversible Impacts (SAIL) value as outlined in Table 17. The principles for determining SAIL, consistent with clause 6.7 of the *Biodiversity Conservation Regulation 2017*, as they relate to Cumberland Plain Woodland are presented in Table 18. State Significant Development is required to consider SAIL, however does not trigger an automatic refusal. Detailed consideration of whether impacts on candidate species are serious and irreversible, consistent with subsection 10.2.2 of BAM, is included in Table 19. The extent of the SAIL candidate within the development site is presented in Figure 12.

Table 17: Candidate Serious and Irreversible Impacts

Species / Community	Common Name	Principle	Direct impact (ha)	Threshold
Cumberland Plain Woodland in the Sydney Basin Bioregion	Cumberland Plain Woodland in the Sydney Basin Bioregion	1 & 2	0.73	Not published

Table 18: Determining whether impacts are serious and irreversible (consistent with clause 6.7 of the *Biodiversity Conservation Regulation 2017*)

Determining whether impacts are serious and irreversible	Assessment
Principle 1	
Does the proposal impact on a species, population or ecological community that is a candidate entity because it is in a rapid rate of decline?	Yes
If yes, is the impact in excess of any threshold identified and therefore likely to be serious and irreversible?	According to the BioNet Threatened Biodiversity data collection, the threshold for Cumberland Plain Woodland is 'Under development'
Principle 2	
Does the proposal impact on a species that is a candidate entity because it has been identified as having a very small population size?	No
If yes, is the impact in excess of any threshold identified and therefore likely to be serious and irreversible?	N/A
Principle 3	
Does the proposal impact on the habitat of a species or an area of an ecological community that is a candidate entity because it has a very limited geographic distribution?	Yes
If yes, is the impact in excess of any threshold identified and therefore likely to be serious and irreversible?	According to the BioNet Threatened Biodiversity data collection, the threshold for Cumberland Plain Woodland is 'Under development'
Principle 4	
Does the proposal impact on a species, a component of species habitat or an ecological community that is a candidate entity because it is irreplaceable?	No
b. If yes, is the impact in excess of any threshold identified and therefore likely to be serious and irreversible?	N/A

Table 19: Evaluation of an impact on a threatened ecological community (consistent with subsection 10.2.2 of BAM)

Impact Assessment Provisions	Assessment
1. The action and measures taken to avoid the direct and indirect impact on the potential entity for an SAI	<p>The majority of the Eastern Creek Business Hub development is located on areas of exotic vegetation. The proposed application will remove an additional 0.73 ha of vegetation identified as being Cumberland Plain Woodland in good condition, with a vegetation integrity score of 42.8. There have been 23 iterations of the development footprint that have considered all constraints relevant to the proposal. Through the various iterations, Frasers Property has determined that the proposed impacts to Cumberland Plain Woodland cannot be avoided because the footprint has been amended to accommodate:</p> <ul style="list-style-type: none"> • activation of additional land along Rooty Hill Road South for a recreational facility • grading of some portions of the development site • increased retail space • upgrades to Beggs Road • internal walkway to connect stage 1 and stage 3.
2. the area and condition of the TEC to be impacted directly and indirectly by the proposed development. The condition of the TEC is to be represented by the vegetation integrity score for each vegetation zone	The proposed development will remove 0.73 ha of Cumberland Plain Woodland in good condition, with a vegetation integrity score of 42.8.
3. a description of the extent to which the impact exceeds the threshold for the potential entity that is specified in the <i>Guidance to assist a decision-maker to determine a serious and irreversible impact</i>	A SAI threshold has not yet been published for Cumberland Plain Woodland.
4. an estimate of the extent and overall condition of the potential TEC within an area of 1000ha, and then 10,000ha, surrounding the proposed development footprint	<p>According to the 2016 OEH vegetation mapping, the area of Cumberland Plain Woodland within 1,000 ha surrounding the development footprint is 96.81 ha and within 10,000 ha is 804.57 ha. It is acknowledged that this data set has not been updated since 2016 and as such, this calculation is likely to include inaccuracies. Therefore, the Cumberland Plain Woodland present within the development footprint represents 0.75% and 0.09% of the TEC's extent within 1,000 ha and 10,000 ha surrounding the development footprint. The condition is not known for these areas; however, it is expected to range from good to poor. On average, patch size for Cumberland Plain Woodland is <3 ha, with more than 50% of the remaining Cumberland Plain Woodland comprised of small patches. The patch within the development site is consistent with the average patch size of the community.</p>
5. an estimate of the area of the potential TEC that is in the reserve system within the IBRA region and the IBRA subregion	<p>Within the Sydney Basin IBRA region there is an estimated 1,291.53 ha of Cumberland Plain Woodland remaining in the reserve system (OEH 2016). Within the Cumberland Plain IBRA subregion there is also an estimated 1,291.53 ha of Cumberland Plain Woodland remaining within the reserve system. The closest reserve containing Cumberland Plain Woodland are Nurranginy Reserve and Doonside Bushland Reserve. Therefore, the Cumberland Plain Woodland</p>

Impact Assessment Provisions	Assessment
	present within the development footprint represents 0.05% of the TEC's extent in the reserve system within the Sydney Basin IBRA region.
4. the development proposal's impact on:	
4a. abiotic factors critical to the long-term survival of the TEC; for example, will the impact lead to a reduction of groundwater levels or substantial alteration of surface water patterns; will it alter natural disturbance regimes that the TEC depends upon, e.g. fire, flooding etc.?	The occurrence of Cumberland Plain Woodland to be removed from within the development site is fragmented from other patches of the community. The removal of Cumberland Plain Woodland is likely to alter the water regime within the locality, as it will be replaced with hardstand surfaces, however, the surrounding environment is comprised of exotic pasture or hardstand surfaces.
4b. characteristic and functionally important species through impacts such as, but not limited to, inappropriate fire/flooding regimes, removal of under-storey species or harvesting of plants	PCT 849 within the development footprint achieved a vegetation integrity score of 42.8. The species present in each stratum are common species to PCT 849, including <i>Eucalyptus tereticornis</i> , <i>Eucalyptus moluccana</i> , <i>Microlaena stipoides</i> var. <i>stipoides</i> and <i>Bursaria spinosa</i> . These species are likely to be well represented in other patches throughout the Cumberland IBRA subregion.
4c. the quality and integrity of an occurrence of the TEC through threats and indirect impacts including, but not limited to, assisting invasive flora and fauna species to become established or causing regular mobilisation of fertilisers, herbicides or other chemicals or pollutants which may harm or inhibit growth of species in the TEC	PCT 849 within the development footprint achieved a vegetation integrity score of 42.8 and is in good condition. The general patch size of PCT 849 is <3 ha. The patch in the development site is consistent with the average patch size throughout the IBRA subregion. The area of Cumberland Plain Woodland to be removed (0.73 ha) is an isolated patch in the landscape. The proposed application would reduce the quality and integrity of this candidate SAI through its removal.
5. direct or indirect fragmentation and isolation of an area of the TEC	About 0.73 ha of Cumberland Plain Woodland within the development footprint will be removed as part of this proposal. The patch is currently isolated from other patches of the community due to the presence of hardstand development surrounding the patch.
6. the measures proposed to contribute to the recovery of the TEC in the IBRA subregion.	As part of the broader Eastern Creek Business Hub SSD, 2.67 ha of Cumberland Plain Woodland would be retained and / or revegetated immediately adjacent to the development site.

Serious and Irreversible Impacts

Eastern Creek Business Hub Stage 3

301072



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Figure 12: Serious and Irreversible Impacts candidate entities

5.3 Impact summary

Following implementation of the BAM and the BAMC, the following impacts have been determined.

5.3.1 Serious and Irreversible Impacts (SII)

The development has candidate SII values as outlined in Table 20 and shown in Figure 12. State Significant Development requires the consideration of SII, however, does not trigger automatic refusal.

Table 20: Serious and Irreversible Impacts Summary

Species / Community	Principle	Direct impact (area (ha))
Cumberland Plain Woodland	1 & 2	0.73

5.3.2 Impacts requiring offsets

The impacts of the development requiring offset for native vegetation are outlined in Figure 13. There are no threatened species requiring offset in the development footprint.

5.3.3 Impacts not requiring offsets

There are no impacts in the development site that do not require offset.

5.3.4 Areas not requiring assessment

Areas not requiring assessment are shown on Figure 14. These areas have been previously assessed as part of the existing SSD and do not require further assessment.

5.3.5 Credit summary

The number of ecosystem credits required for the development are outlined in Table 21. A biodiversity credit report is included in **Error! Reference source not found..**

Table 21: Ecosystem credits required

PCT ID	PCT Scientific Name	Vegetation Formation	Direct impact (ha)	Credits required
849	Grey Box – Forest Red Gum grassy open woodland on flats of the Cumberland Plain, Sydney Basin Bioregion	Grassy Woodlands	0.73	20

Impacts Requiring Offset

Eastern Creek Business Hub Stage 3

301072



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Figure 13: Impacts requiring offset in the development site

Impacts Not Requiring Assessment

Eastern Creek Business Hub Stage 3

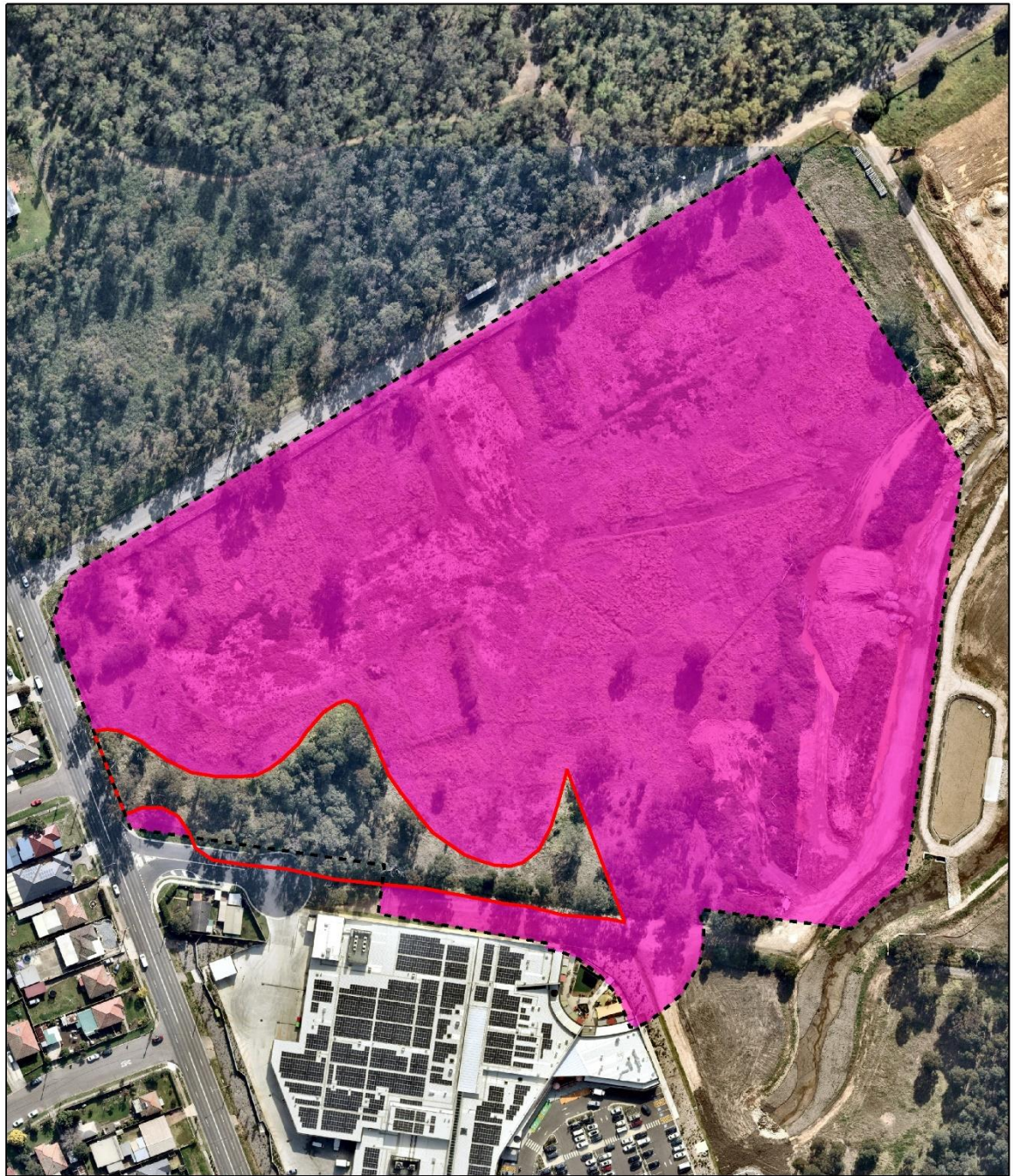


Figure 14: Areas not requiring assessment

6. Consistency with legislation and policy

6.1 *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*

The EPBC Act establishes a process for assessing the environmental impact of activities and developments where “Matters of National Environmental Significance” (MNES) may be affected. Under the Act, any action which “has, will have, or is likely to have a significant impact on a matter of MNES” is defined as a “controlled action”, and requires approval from the Commonwealth Department of Agriculture, Water and the Environment (DAWE), which is responsible for administering the EPBC Act.

The process includes conducting an Assessment of Significance for listed threatened species and ecological communities that represent a matter of MNES that will be impacted as a result of the proposed action. Significant impact guidelines (formerly DotEE 2014) that outline a number of criteria have been developed by the Commonwealth, to provide assistance in conducting the Assessment of Significance and help decide whether or not a referral to the Commonwealth is required.

The following MNES were assessed consistent with the Significant Impact Guidelines 1.1:

- Cumberland Plain Shale Woodlands and Shale Gravel Transition Forest
- *Pteropus poliocephalus* (Grey-headed Flying-fox).

It was determined that the proposed development would constitute a significant impact to Cumberland Plain Woodland. No other Matters of NES were determined controlling provisions. The proposed development was referred to the Commonwealth and was determined a controlled action (2020/8715) to be assessed using the bilateral agreement made under Section 45 of the EPBC Act.

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Appendix A Definitions

Terminology	Definition
Biodiversity credit report	The report produced by the Credit Calculator that sets out the number and class of biodiversity credits required to offset the remaining adverse impacts on biodiversity values at a development site, or on land to be biodiversity certified, or that sets out the number and class of biodiversity credits that are created at a biodiversity stewardship site.
BioNet Atlas	The BioNet Atlas (formerly known as the NSW Wildlife Atlas) is the OEH database of flora and fauna records. The Atlas contains records of plants, mammals, birds, reptiles, amphibians, some fungi, some invertebrates (such as insects and snails) and some fish
Broad condition state:	Areas of the same PCT that are in relatively homogenous condition. Broad condition is used for stratifying areas of the same PCT into a vegetation zone for the purpose of determining the vegetation integrity score.
Connectivity	The measure of the degree to which an area(s) of native vegetation is linked with other areas of vegetation.
Credit Calculator	The computer program that provides decision support to assessors and proponents by applying the BAM, and which calculates the number and class of biodiversity credits required to offset the impacts of a development or created at a biodiversity stewardship site.
Development	Has the same meaning as development at section 4 of the EP&A Act, or an activity in Part 5 of the EP&A Act. It also includes development as defined in section 115T of the EP&A Act.
Development footprint	The area of land that is directly impacted on by a proposed development, including access roads, and areas used to store construction materials.
Development site	An area of land that is subject to a proposed development that is under the EP&A Act.
Ecosystem credits	A measurement of the value of EECs, CEECs and threatened species habitat for species that can be reliably predicted to occur with a PCT. Ecosystem credits measure the loss in biodiversity values at a development site and the gain in biodiversity values at a biodiversity stewardship site.
High threat exotic plant cover	Plant cover composed of vascular plants not native to Australia that if not controlled will invade and outcompete native plant species.
Hollow bearing tree	A living or dead tree that has at least one hollow. A tree is considered to contain a hollow if: (a) the entrance can be seen; (b) the minimum entrance width is at least 5 cm; (c) the hollow appears to have depth (i.e. you cannot see solid wood beyond the entrance); (d) the hollow is at least 1 m above the ground. Trees must be examined from all angles.
Important wetland	A wetland that is listed in the Directory of Important Wetlands of Australia (DIWA) and SEPP 14 Coastal Wetlands
Linear shaped development	Development that is generally narrow in width and extends across the landscape for a distance greater than 3.5 kilometres in length
Local population	The population that occurs in the development site. In cases where multiple populations occur in the development site or a population occupies part of the development site, impacts on each subpopulation must be assessed separately.
Local wetland	Any wetland that is not identified as an important wetland (refer to definition of Important wetland).
Mitchell landscape	Landscapes with relatively homogeneous geomorphology, soils and broad vegetation types, mapped at a scale of 1:250,000.

Terminology	Definition
Multiple fragmentation impact development	Developments such as wind farms and coal seam gas extraction that require multiple extraction points (wells) or turbines and a network of associated development including roads, tracks, gathering systems/flow lines, transmission lines
Operational Manual	The Operational Manual published from time to time by OEH, which is a guide to assist assessors when using the BAM
Patch size	An area of intact native vegetation that: a) occurs on the development site or biodiversity stewardship site, and b) includes native vegetation that has a gap of less than 100 m from the next area of native vegetation (or ≤ 30 m for non-woody ecosystems). Patch size may extend onto adjoining land that is not part of the development site or stewardship site..
Proponent	A person who intends to apply for consent to carry out development or for approval for an activity.
Reference sites	The relatively unmodified sites that are assessed to obtain local benchmark information when benchmarks in the Vegetation Benchmarks Database are too broad or otherwise incorrect for the PCT and/or local situation. Benchmarks can also be obtained from published sources.
Regeneration	The proportion of over-storey species characteristic of the PCT that are naturally regenerating and have a diameter at breast height < 5 cm within a vegetation zone.
Remaining impact	An impact on biodiversity values after all reasonable measures have been taken to avoid and minimise the impacts of development. Under the BAM, an offset requirement is calculated for the remaining impacts on biodiversity values.
Retirement of credits	The purchase and retirement of biodiversity credits from an already-established biobank site or a biodiversity stewardship site secured by a biodiversity stewardship agreement.
Riparian buffer	Riparian buffers applied to water bodies in accordance with the BAM
Sensitive biodiversity values land map	Development within an area identified on the map requires assessment using the BAM.
Site attributes	The matters assessed to determine vegetation integrity. They include: native plant species richness, native over-storey cover, native mid-storey cover, native ground cover (grasses), native ground cover (shrubs), native ground cover (other), exotic plant cover (as a percentage of total ground and mid-storey cover), number of trees with hollows, proportion of over-storey species occurring as regeneration, and total length of fallen logs.
Site-based development	a development other than a linear shaped development, or a multiple fragmentation impact development
Species credits	The class of biodiversity credits created or required for the impact on threatened species that cannot be reliably predicted to use an area of land based on habitat surrogates. Species that require species credits are listed in the Threatened Biodiversity Data Collection.
Subject land	Is land to which the BAM is applied in Stage 1 to assess the biodiversity values of the land. It includes land that may be a development site, clearing site, proposed for biodiversity certification or land that is proposed for a biodiversity stewardship agreement.
Threatened Biodiversity Data Collection	Part of the BioNet database, published by OEH and accessible from the BioNet website.
Threatened species	Critically Endangered, Endangered or Vulnerable threatened species as defined by Schedule 1 of the BC Act, or any additional threatened species listed under Part 13 of the EPBC Act as Critically Endangered, Endangered or Vulnerable.

Terminology	Definition
Vegetation Benchmarks Database	A database of benchmarks for vegetation classes and some PCTs. The Vegetation Benchmarks Database is published by OEH and is part of the BioNet Vegetation Classification.
Vegetation zone	A relatively homogenous area of native vegetation on a development site, land to be biodiversity certified or a biodiversity stewardship site that is the same PCT and broad condition state.
Wetland	An area of land that is wet by surface water or ground water, or both, for long enough periods that the plants and animals in it are adapted to, and depend on, moist conditions for at least part of their life cycle. Wetlands may exhibit wet and dry phases and may be wet permanently, cyclically or intermittently with fresh, brackish or saline water
Woody native vegetation	Native vegetation that contains an over-storey and/or mid-storey that predominantly consists of trees and/or shrubs

Appendix B Vegetation plot data

Table 22: Species matrix (species recorded by plot)

Growth form group	Scientific name	Common name	Stratum	Cover	Abundance
	<i>Araujia sericifera</i> *	Moth vine	G	0.1	20
	<i>Asparagus asparagoides</i> *	Bridal Creeper	G	0.2	100
	<i>Bidens pilosa</i> var. <i>pilosa</i> *	Beggars Ticks	G	0.2	50
Forb	<i>Brunoniella australis</i>	Blue Trumpet	G	0.1	50
Shrub	<i>Bursaria spinosa</i> subsp. <i>spinosa</i>	Native Blackthorn	M	2	5
Grass & grass-like	<i>Carex inversa</i>		G	0.1	50
Fern	<i>Cheilanthes sieberi</i> subsp. <i>sieberi</i>	Poison Rock Fern	G	0.1	10
Grass & grass-like	<i>Chloris ventricosa</i>	Plump Windmill Grass	G	0.2	100
	<i>Cynodon dactylon</i> *	Couch	G	0.1	50
Grass & grass-like	<i>Cyperus gracilis</i>		G	0.1	50
Forb	<i>Dichondra repens</i>	Kidney Weed	G	0.2	500
	<i>Ehrharta erecta</i> *	Panic Veldt Grass	G	0.2	100
Forb	<i>Einadia nutans</i> subsp. <i>nutans</i>		G	0.2	100
Grass & grass-like	<i>Eragrostis leptostachya</i>	Paddock Lovegrass	G	0.1	50
Tree	<i>Eucalyptus moluccana</i>	Grey Box	U	2	4
Tree	<i>Eucalyptus tereticornis</i>	Forest Red Gum	U	10	20
Other	<i>Glycine tabacina</i>		G	0.1	100
	<i>Ligustrum lucidum</i> *	Large-leaved Privet	M	2	2
	<i>Ligustrum sinense</i> *	Small-leaved Privet	M	1	5
	<i>Lycium ferocissimum</i> *	African Boxthorn	M	5	10
	<i>Malva parviflora</i> *	Small-flowered Mallow	G	0.1	5
Grass & grass-like	<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass	G	70	1000
	<i>Nothoscordum borbonicum</i> *	Onion Weed	G	0.1	5
Forb	<i>Oxalis perennans</i> *		G	0.1	50
	<i>Paspalum dilatatum</i> *	Paspalum	G	0.1	50
	<i>Setaria parviflora</i> *	Pigeon Grass	G	0.2	100
	<i>Sida rhombifolia</i> *	Paddy's Lucerne	G	0.1	50
	<i>Solanum linnaeanum</i> *	Apple of Sodom	G	0.1	5
	<i>Sonchus oleraceus</i> *	Common Sowthistle	G	0.1	100
	<i>Taraxacum officinale</i> *	Dandelion	G	0.1	10
Grass & grass-like	<i>Themeda triandra</i>	Kangaroo Grass	G	0.1	50
	<i>Tradescantia fluminensis</i> *	Wandering Jew	G	0.3	500

Growth form group	Scientific name	Common name	Stratum	Cover	Abundance
	<i>Verbena bonariensis</i> *	Purpletop	G	0.1	5

Key: U = Upper, M= Middle, G = Ground. * = exotic.

Table 23: Plot location data

Plot no.	PCT	Vegetation Zone	Condition	Zone	Latitude	Longitude	Bearing (°)
1	849	1	Good	56	-33.783059	150.853243	282

Table 24: Vegetation integrity data (Composition, Structure and function)

Composition (number of species)						
Plot no.	Tree	Shrub	Grass	Forb	Fern	Other
1	2	1	6	4	1	1

Structure (Total cover %)						
Plot no.	Tree	Shrub	Grass	Forb	Fern	Other
1	12	2	70.6	0.6	0.1	0.1

Function												
Plot no.	Large Trees (DBH > 50 cm)	Hollow trees	Litter Cover (%)	Length Fallen Logs (m)	Tree Stem 5-9 cm	Tree Stem 10-19 cm	Tree Stem 20-29 cm	Tree Stem 30-49 cm	Tree Stem 50-79 cm	Tree Stem 80+ cm	Tree Regen	High Threat Weed Cover (%)
1	1	0	65	12.5	1	1	1	1	1	0	1	8.9

Note: For stem size classes: 0 = Absence, 1 = Presence.

Appendix C EPBC Act Likelihood of Occurrence

An assessment of likelihood of occurrence was made for threatened and migratory species identified from the database search. Only species listed under the EPBC Act were included in the assessment. Species listed only under the BC Act were assessed as part of determining credit species included in the BAMC. Five terms for the likelihood of occurrence of species are used in this report. This assessment was based on database or other records, presence or absence of suitable habitat, features of the proposal site, results of the site inspection and professional judgement. Some Migratory or Marine species identified from the Commonwealth database search have been excluded from the assessment, due to lack of habitat. The terms for likelihood of occurrence are defined below:

- “known” = the species was or has been observed on the site
- “likely” = a medium to high probability that a species uses the site
- “potential” = suitable habitat for a species occurs on the site, but there is insufficient information to categorise the species as likely to occur, or unlikely to occur
- “unlikely” = a very low to low probability that a species uses the site
- “no” = habitat on site and in the vicinity is unsuitable for the species.

A test of significance was conducted for threatened species that were recorded within the development site or had a higher likelihood of occurring and were not recorded during the site visit. It is noted that some threatened fauna species that are highly mobile, wide ranging and vagrant may use portions of the development site intermittently for foraging. For these fauna species, the habitat present and likely to be impacted is not considered to be important to the threatened species, particularly in relation to the amount of similar habitat remaining in the surrounding landscape. As such, a test of significance in reference to Commonwealth legislation was not considered necessary.

The records column refers to the number of records occurring within 5 km of the development site, as provided by the Atlas of NSW Wildlife (BioNet) and Protected Matters Search Tool database search.

Information provided in the habitat associations’ column has primarily been extracted (and modified) from the Commonwealth Species Profile and Threats Database and the NSW Threatened Species Profiles.

Table 25: EPBC Act likelihood of occurrence table

Scientific name	Common name	BC Act	EPBC Act	Distribution and habitat	Habitat	Likelihood of occurrence	Impact Assessment Required
ECOLOGICAL COMMUNITIES							
<i>Castlereagh Scribbly Gum and Agnes Banks Woodlands of the Sydney Basin Bioregion</i>		E		"Sydney Basin Bioregion, mostly in the Cumberland IBRA sub-region, with small occurrences in the Sydney Cataract, Wollemi and Burragorang sub-regions. It occurs primarily in the Castlereagh area in the north-west of the Cumberland Plain with other known occurrences near Holsworthy, Kemps Creek and Longneck Lagoon. Occurs primarily on Tertiary sands and gravels of the Hawkesbury-Nepean river system. At Agnes Banks it primarily occurs on aeolian (wind-blown) sands overlying Tertiary alluvium. Found on flat or gently undulating terrain in rain shadow areas typically receiving 700–900 mm annual rainfall. The ecological community occurs primarily at low elevations up to 80 m above sea level (ASL), including old ridges, dunes and terraces.		No	No
<i>Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest</i>		CE		Endemic to the shale hills and plains of the Sydney Basin Bioregion in NSW, occurring primarily in, but not limited to, the Cumberland Sub-region. Flat to undulating or hilly terrain, at elevations up to approximately 350 metres above sea level. Predominantly associated with clay soils, that are derived from Wianamatta Shale geology. Minor occurrences may be present on other soil groups, notably Holocene Alluvium and soils derived from the Mittagong Formation.		Yes	Yes
<i>Shale Sandstone Transition Forest of the Sydney Basin Bioregion</i>		CE		Occurs at the edges of the Cumberland Plain in western Sydney, most now occurs in the Hawkesbury, Baulkham Hills, Liverpool, Parramatta, Penrith, Campbelltown and Wollondilly local government areas. Intergrade between clay soils from the shale rock and earthy and sandy soils from sandstone, or where shale caps overlay sandstone.		No	No
<i>Western Sydney Dry Rainforest and Moist Woodland on Shale</i>		CE		Cumberland Plain Sub-region of the Sydney Basin Bioregion. It generally occurs in rugged terrain and other patches may occur on undulating terrain, with dry rainforest patches typically occupying steep lower slopes and gullies, and moist woodland patches typically occupying upper sections of the slope. Occurs almost exclusively on clay soils derived from Wianamatta Group shales.		No	No
FAUNA							
<i>Actitis hypoleucos</i>	Common Sandpiper		M	Summer migrant. In NSW, widespread along coastline and also occurs in many areas inland. Breeds in Eurasia, uncommon summer migrant to Australia (August to May). Some overwinter.		No	No
<i>Anthochaera phrygia</i>	Regent Honeyeater	E4A	CE	Inland slopes of south-east Australia, and less frequently in coastal areas. In NSW, most records are from the North-West Plains, North-West and South-West Slopes, Northern Tablelands,		Unlikely – marginal,	No

Scientific name	Common name	BC Act	EPBC Act	Distribution and habitat	Habitat	Likelihood of occurrence	Impact Assessment Required
				Central Tablelands and Southern Tablelands regions; also recorded in the Central Coast and Hunter Valley regions. Two of three known key breeding areas are in NSW: the Capertee Valley and Bundarra-Barraba region. The species breeds between July and January and usually nests in horizontal branches or forks in tall mature eucalypts and Sheoaks. The Regent Honeyeater primarily feeds on nectar from box and ironbark eucalypts and occasionally from banksias and mistletoes.		highly fragmented habitat	
<i>Apus pacificus</i>	Fork-tailed Swift		M	Recorded in all regions of NSW. Non-breeding visitor to all states and territories of Australia, arriving from its breeding grounds in Siberia around October, and departing in April. The species is thought to be highly mobile within Australia, moving across the country in search of food. They probably roost aerially.		No – no habitat available	No
<i>Botaurus poiciloptilus</i>	Australasian Bittern	E1	E	Found over most of NSW except for the far north-west. Feed mainly at night on frogs, fish, yabbies, spiders, insects and snails. Feeding platforms may be constructed over deeper water from reeds trampled by the bird. Breeding occurs in summer from October to January; nests are built in secluded places in densely-vegetated wetlands on a platform of reeds.		No – no habitat available	No
<i>Calidris acuminata</i>	Sharp-tailed Sandpiper		M	Summer migrant. Widespread in most regions of NSW, especially in coastal areas, but sparse in the south-central Western Plain and east Lower Western Regions. Breeds Arctic Siberia, summer migrant to Australia August-April. Some overwinter. Forage in wetlands or intertidal mudflats, inundated vegetation of saltmarsh, grass or sedges, sewage ponds. Roosting occurs at the edges of wetlands, on sandy beaches, stony shores or on rocks in water.		No – no habitat available	No
<i>Calidris ferruginea</i>	Curlew Sandpiper	E1	CE, M	Occurs along the entire coast of NSW, and sometimes in freshwater wetlands in the Murray-Darling Basin. It forages in or at the edge of shallow water, occasionally on exposed algal mats or waterweed, or on banks of beach-cast seagrass or seaweed. It roosts on shingle, shell or sand beaches; spits or islets on the coast or in wetlands; or sometimes in salt marsh, among beach-cast seaweed, or on rocky shores. Curlew Sandpipers are omnivorous, feeding on worms, molluscs, crustaceans, insects and some seeds.		No – no habitat available	No
<i>Calidris melanotos</i>	Pectoral Sandpiper		M	Summer migrant to Australia. Widespread but scattered in NSW. East of the Great Divide, recorded from Casino and Ballina, south to Ulladulla. West of the Great Divide, widespread in the Riverina and Lower Western regions. Breeds in northern Russia and North America, migrates to non-breeding areas in South America. Recorded in Australia from September to June.		No – no habitat available	No

Scientific name	Common name	BC Act	EPBC Act	Distribution and habitat	Habitat	Likelihood of occurrence	Impact Assessment Required
<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat	V	V	Recorded from Rockhampton in Qld south to Ulladulla in NSW. Largest concentrations of populations occur in the sandstone escarpments of the Sydney basin and the NSW north-west slopes. Roosts in caves, rock overhangs and disused mine shafts and as such is usually associated with rock outcrops and cliff faces. It also possibly roosts in the hollows of trees. The species is thought to require roosting habitat that is adjacent to higher fertility sites which are used for foraging. This species probably forages for small, flying insects below the forest canopy. Likely to hibernate through the coolest months. It is uncertain whether mating occurs early in winter or in spring.		No – no roosting habitat available within the vicinity and not identified during targeted echolocation surveys	No
<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	V	E	Found on the east coast of NSW, Tasmania, eastern Victoria and north-eastern Qld. Mostly nocturnal, although will hunt during the day; spends most of the time on the ground, although also an excellent climber. Consumes gliders, possums, small wallabies, rats, birds, bandicoots, rabbits and insects; also eats carrion and takes domestic fowl. Females occupy home ranges up to about 750 hectares and males up to 3500 hectares; usually traverse their ranges along densely vegetated creeklines.		No – fragmented habitat throughout the landscape	No
<i>Gallinago hardwickii</i>	Latham's Snipe		M	Migrant to east coast of Australia, extending inland west of the Great Dividing Range in NSW. Non-breeding migrant to Australia, arriving between July-November from its breeding grounds in Japan and far-eastern Russia, and departing by late February. It feeds in mud or in very shallow water with low, dense vegetation. Roosting occurs on the ground near or in foraging areas beside or under clumps of vegetation, among dense tea-tree, in forests, in drainage ditches or plough marks, among boulders, or in shallow water if cover is unavailable.		No – no habitat available in the development site	No
<i>Grantiella picta</i>	Painted Honeyeater	V	V	Widely distributed in NSW, predominantly on the inland side of the Great Dividing Range but avoiding arid areas. A specialist feeder on the fruits of mistletoes growing on woodland eucalypts and acacias. Prefers mistletoes of the genus <i>Amyema</i> . Insects and nectar from mistletoe or eucalypts are occasionally eaten. Nest from spring to autumn in a small, delicate nest hanging within the outer canopy of drooping eucalypts, she-oak, paperbark or mistletoe branches.		Unlikely – highly fragmented habitat with no records within 10 km of	No

Scientific name	Common name	BC Act	EPBC Act	Distribution and habitat	Habitat	Likelihood of occurrence	Impact Assessment Required
						development site	
<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	V		Distributed along the coastline of mainland Australia and Tasmania, extending inland along some of the larger waterways, especially in eastern Australia. The breeding season extends from June to January (or sometimes February) in southern Australia. Breeding habitat is usually close to water, but may occur up to a kilometre away. Nests are mainly located in tall open forest or woodland, but sometimes in other habitats such as dense forest, closed scrub or in remnant trees on cleared land. The White-bellied Sea-Eagle feeds opportunistically on a variety of fish, birds, reptiles, mammals and crustaceans, and on carrion and offal.		Unlikely – highly fragmented habitat with no records within 10 km of development site	No
<i>Heleioporus australiacus</i>	Giant Burrowing Frog	V	V	South eastern NSW and Victoria, in two distinct populations: a northern population in the sandstone geology of the Sydney Basin as far south as Ulladulla, and a southern population occurring from north of Narooma through to Walhalla, Victoria. Breeding habitat of this species is generally soaks or pools within first or second order streams. They are also commonly recorded from 'hanging swamp' seepage lines and where small pools form from the collected water. This species breeds mainly in autumn, but has been recorded calling throughout the year. Egg masses are foamy with an average of approximately 500-800 eggs and are laid in burrows or under vegetation in small pools. Spends more than 95% of its time in non-breeding habitat in areas up to 300 m from breeding sites. Whilst in non-breeding habitat it burrows below the soil surface or in the leaf litter.		No – no habitat available	No
<i>Hirundapus caudacutus</i>	White-throated Needletail		M	All coastal regions of NSW, inland to the western slopes and inland plains of the Great Divide. Breeds in eastern Siberia, north-eastern China and Japan. The species arrives in Australia in September–October, and most depart by April. It almost always forages aerially. Recorded roosting in trees in forests and woodlands, both among dense foliage in the canopy or in hollows.		Unlikely – highly fragmented habitat with no records within 10 km of development site	No

Scientific name	Common name	BC Act	EPBC Act	Distribution and habitat	Habitat	Likelihood of occurrence	Impact Assessment Required
<i>Lathamus discolor</i>	Swift Parrot	E1	CE	Migrates from Tasmania to mainland in Autumn-Winter. In NSW, the species mostly occurs on the coast and south west slopes. Favoured feed trees include winter flowering species such as Eucalyptus robusta (Swamp Mahogany), Corymbia maculata (Spotted Gum), C. gummifera (Red Bloodwood), E. sideroxylon (Mugga Ironbark), and E. albens (White Box). Commonly used lerp infested trees include E. microcarpa (Inland Grey Box), E. moluccana (Grey Box) and E. pilularis (Blackbutt). Following winter they return to Tasmania where they breed from September to January.		Unlikely – highly fragmented habitat	No
<i>Litoria aurea</i>	Green and Golden Bell Frog	E1	V	Since 1990, recorded from ~50 scattered sites within its former range in NSW, from the north coast near Brunswick Heads, south along the coast to Victoria. Records exist west to Bathurst, Tumut and the ACT region. The species is active by day and usually breeds in summer when conditions are warm and wet. Males call while floating in water and females produce a raft of eggs that initially float before settling to the bottom, often amongst vegetation. Tadpoles feed on algae and other plant-matter; adults eat mainly insects, but also other frogs.		No – no habitat present with no records within 10 km of development site	No
<i>Litoria raniformis</i>	Southern Bell Frog	E1	V	In NSW, only known to exist in isolated populations in the Coleambally Irrigation Area, the Lowbidgee floodplain and around Lake Victoria. A few recent unconfirmed records have also been made in the Murray Irrigation Area. Breeding occurs during the warmer months and is triggered by flooding or a significant rise in water levels. The species has been known to breed anytime from early spring through to late summer/early autumn. Outside the breeding season animals disperse away from the water and take shelter beneath ground debris such as fallen timber and bark, rocks, grass clumps and in deep soil cracks. Prey includes a variety of invertebrates as well as other small frogs, including young of their own species.		Unlikely – no habitat present with no records within 10 km of development site	No
<i>Merops ornatus</i>	Rainbow Bee-eater			Distributed across much of mainland Australia, including NSW. The breeding season extends from August to January. The nest is constructed in an enlarged chamber at the end of long burrow that is excavated by both sexes. Populations that breed in southern Australia are migratory, birds moving north to northern Australia, Papua New Guinea and eastern Indonesia after breeding, and remaining there for the duration of the Australian winter. Its diet mainly consists of bees and wasps.		Unlikely – marginal habitat present with no records within 10 km of	No

Scientific name	Common name	BC Act	EPBC Act	Distribution and habitat	Habitat	Likelihood of occurrence	Impact Assessment Required
						development site	
<i>Monarcha melanopsis</i>	Black-faced Monarch		M	In NSW, occurs around the eastern slopes and tablelands of the Great Divide, inland to Coutts Crossing, Armidale, Widden Valley, Wollemi National Park and Wombeyan Caves. It is rarely recorded farther inland. The species spends summer and autumn in eastern Australia, and winters in southern and eastern Papua New Guinea from March to August. Breeds from October to March, in rainforest habitat.		No – no habitat present	No
<i>Motacilla flava</i>	Yellow Wagtail		M	Regular summer migrant to mostly coastal Australia. In NSW recorded Sydney to Newcastle, the Hawkesbury and inland in the Bogan LGA. Breeds Europe to Siberia and west Alaska,. Regular summer migrant to Australia (November-April).		No – marginal habitat present	No
<i>Myiagra cyanoleuca</i>	Satin Flycatcher		M	In NSW, widespread on and east of the Great Divide and sparsely scattered on the western slopes, with very occasional records on the western plains. Satin Flycatchers move north in autumn to spend winter in northern Australia and New Guinea and returning south in spring. In NSW, they depart between February and March and return between September and October. In NSW, breeding occurs between November and March, with a nest usually built in the high, exposed outer branches of a tree.		No – no habitat present	No
<i>Numenius madagascariensis</i>	Eastern Curlew		CE, M	Summer migrant to Australia. Primarily coastal distribution in NSW, with some scattered inland records. Breeds in Russia and north-eastern China, summer migrant to Australia August to May. Mainly forages on sheltered intertidal sandflats or mudflats, on saltflats and in saltmarsh, rockpools, coral reefs, and on ocean beaches. Roosts on sandy spits and islets, among saltmarsh or mangroves, on reef-flats, in the shallow water of near-coastal wetlands, and in trees.		No – no habitat present with no records within 10 km of development site	No
<i>Petrogale penicillata</i>	Brush-tailed Rock-wallaby	E1	V	In NSW they occur from the Qld border in the north to the Shoalhaven in the south, with the population in the Warrumbungle Ranges being the western limit. Browse on vegetation in and adjacent to rocky areas eating grasses and forbs as well as the foliage and fruits of shrubs and trees. Shelter or bask during the day in rock crevices, caves and overhangs and are most active at night. Highly territorial and have strong site fidelity with an average home range size of about 15		No – no habitat present with no records within 10 km	No

Scientific name	Common name	BC Act	EPBC Act	Distribution and habitat	Habitat	Likelihood of occurrence	Impact Assessment Required
				ha. Breeding is likely to be continuous, at least in the southern populations, with no apparent seasonal trends in births.		of development site	
<i>Pseudomys novaehollandiae</i>	New Mouse	Holland	V	Fragmented distribution across eastern NSW. It is a social animal, living predominantly in burrows shared with other individuals. Distribution is patchy in time and space, with peaks in abundance during early to mid stages of vegetation succession typically induced by fire.		No – no habitat present with no records within 10 km of development site	No
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	V	V	Along the eastern coast of Australia, from Bundaberg in Qld to Melbourne in Victoria. Roosting camps are generally located within 20 km of a regular food source and are commonly found in gullies, close to water, in vegetation with a dense canopy. Annual mating commences in January and a single young is born in October or November. Can travel up to 50 km from the camp to forage. Feed on the nectar and pollen of Eucalyptus, Melaleuca and Banksia species, and fruits of rainforest trees and vines. Also forage in cultivated gardens and fruit crops.		Potential – potential habitat in the development site	yes
<i>Rhipidura rufifrons</i>	Rufous Fantail		M	Coastal and near coastal districts of northern and eastern Australia, including on and east of the Great Divide in NSW. The southern subspecies <i>Rhipidura rufifrons rufifrons</i> is migratory, being virtually absent from south-east Australia in winter. Departure from the breeding areas is usually March to early April, most moving to coastal lowlands and off-shore islands in south-east Queensland, north to Cape York Peninsula and Torres Strait Island. Birds arrive back in south-east Australia mostly in September to November, and breed September to February.		No – no habitat present with no records within 10 km of development site	No
<i>Rostratula australis</i>	Australian Painted Snipe	E1	E	In NSW most records are from the Murray-Darling Basin. Other recent records include wetlands on the Hawkesbury River and the Clarence and lower Hunter Valleys. Nests on the ground amongst tall vegetation, such as grasses, tussocks or reeds. The nest consists of a scrape in the ground, lined with grasses and leaves. Breeding is often in response to local conditions; generally		No – no habitat present with no records within 10 km of	No

Scientific name	Common name	BC Act	EPBC Act	Distribution and habitat	Habitat	Likelihood of occurrence	Impact Assessment Required
				occurs from September to December. Forages nocturnally on mud-flats and in shallow water. Feeds on worms, molluscs, insects and some plant-matter.		development site	
<i>Synemon plana</i>	Golden Sun Moth	E1	CE	NSW populations are found in the area between Queanbeyan, Gunning, Young and Tumut. Adults are short-lived (one to four days) and do not feed - having no functional mouthparts; the larvae are thought to feed exclusively on the roots of wallaby grasses. Eggs are laid at the bases of wallaby grass tussocks. The flight period typically lasts from six to eight weeks (during November and December in the ACT region). Males fly only in bright sunshine during the warmest part of the day (1000 - 1400 hrs).		No distribution does not overlap with referral area	No
<i>Tringa nebularia</i>	Common Greenshank		M	Summer migrant to Australia. Recorded in most coastal regions of NSW; also widespread west of the Great Dividing Range, especially between the Lachlan and Murray Rivers and the Darling River drainage basin, including the Macquarie Marshes, and north-west regions. Breeds Scotland to Siberia. Summer migrant to Australia September to April. Forages at edges of wetlands, mudflats, in channels, in shallows and on exposed seagrass beds. Roosts and loafs around wetlands, in shallow pools and puddles, or on rocks, sandbanks or small muddy islets.		No habitat present with no records within 10 km of development site	No
FLORA							
<i>Acacia bynoeana</i>	Bynoe's Wattle	E1	V	Found in central eastern NSW, from the Hunter District (Morisset) south to the Southern Highlands and west to the Blue Mountains. Seems to prefer open, sometimes slightly disturbed sites such as trail margins, edges of roadside spoil mounds and in recently burnt patches. Associated overstorey species include Red Bloodwood, Scribbly Gum, Parramatta Red Gum, Saw Banksia and Narrow-leaved Apple.		No habitat present with no records within 10 km of development site	No
<i>Acacia pubescens</i>	Downy Wattle	V	V	Restricted to the Sydney region around the Bankstown-Fairfield-Rookwood and Pitt Town area, with outliers occurring at Barden Ridge, Oakdale and Mountain Lagoon. Flowers from August to October. The pods mature in October to December. Recruitment is more commonly from vegetative reproduction than from seedlings. The percentage of pod production and seed fall for this species appears to be low.		No habitat present with no records within 10 km	No

Scientific name	Common name	BC Act	EPBC Act	Distribution and habitat	Habitat	Likelihood of occurrence	Impact Assessment Required
						of development site	
<i>Allocasuarina glareicola</i>		E1	E	Primarily restricted to the Richmond (NW Cumberland Plain) district, but with an outlier population found at Voyager Point, Liverpool. Common associated understorey species include <i>Melaleuca nodosa</i> , <i>Hakea dactyloides</i> , <i>Hakea sericea</i> , <i>Dillwynia tenuifolia</i> , <i>Micromyrtus minutiflora</i> , <i>Acacia elongata</i> , <i>Acacia brownei</i> , <i>Themeda australis</i> and <i>Xanthorrhoea minor</i> . Not killed outright by fire but resprouts from the rootstock. Spreads by vegetative means, such that clumps of up to 100s of stems may be a single individual.		No – no habitat present with no records within 10 km of development site	No
<i>Cryptostylis hunteriana</i>	Leafless Tongue Orchid	V	V	In NSW, recorded mainly on coastal and near coastal ranges north from Victoria to near Forster, with two isolated occurrences inland north-west of Grafton. The larger populations typically occur in woodland dominated by <i>Eucalyptus sclerophylla</i> (Scribbly Gum), <i>E. sieberi</i> (Silvertop Ash), <i>Corymbia gummifera</i> (Red Bloodwood) and <i>Allocasuarina littoralis</i> (Black Sheoak); appears to prefer open areas in the understorey of this community. Being leafless it is expected to have limited photosynthetic capability and probably depends upon a fungal associate to meet its nutritional requirements from either living or dead organic material. In addition to reproducing from seed, it is also capable of vegetative reproduction and thus forms colonies which can become more or less permanent at a site.		No – no habitat present with no records within 10 km of development site	No
<i>Cynanchum elegans</i>	White-flowered Wax Plant	E1	E	Restricted to eastern NSW, from Brunswick Heads on the north coast to Gerroa in the Illawarra region, and as far west as Merriwa in the upper Hunter River valley. Flowering occurs between August and May, with a peak in November. The fruit can take up to six months to mature. Seed production is variable and unreliable. Seeds are wind dispersed. It is considered to be unlikely that a soil seed bank for this species exists. Plants are capable of suckering from rootstock in response to occasional slashing or grazing. The fire response of the species is unknown.		No – no habitat present with no records within 10 km of development site	No
<i>Darwinia biflora</i>		V	V	Recorded in Ku-ring-gai, Hornsby, Baulkham Hills and Ryde local government areas, in an area bounded by Maroota, North Ryde, Cowan and Kellyville. Flowering occurs throughout the year but is concentrated in autumn, with mature fruits being produced from May to August. Self-		No – no habitat present with	No

Scientific name	Common name	BC Act	EPBC Act	Distribution and habitat	Habitat	Likelihood of occurrence	Impact Assessment Required
				pollination is the usual form of pollination. Fire is an important factor in the life cycle of this species. Fire kills all plants, but also produces a flush of germination from seed stored in the soil. The number of individuals at a site then declines with time since fire, as the surrounding vegetation develops.		no records within 10 km of development site	
<i>Eucalyptus sp. Cattai</i>		E4A		Between Colo Heights and Castle Hill, north-western Sydney.		No – no habitat present with no records within 10 km of development site	No
<i>Genoplesium baueri</i>	Bauer's Midge Orchid	E1	E	Has been recorded from locations between Nowra and Pittwater and may occur as far north as Port Stephens. Flowers February to March.		No – no habitat present with no records within 10 km of development site	No
<i>Grevillea parviflora</i> subsp. <i>parviflora</i>	Small-flower Grevillea	V	V	Sporadically distributed throughout the Sydney Basin and in the Hunter in the Cessnock - Kurri Kurri area. Also known from Putty to Wyong and Lake Macquarie on the Central Coast. Plants are capable of suckering from a rootstock and most populations demonstrate a degree of vegetative spread, particularly after disturbance such as fire. Flowering has been recorded between July to December as well as April-May. Flowers are insect-pollinated and seed dispersal is limited. Seedling recruitment after fire is uncommon, and most recovery after disturbance appears to be gesprouting from rhizomes.		No – no habitat present with no records within 10 km of development site	No

Scientific name	Common name	BC Act	EPBC Act	Distribution and habitat	Habitat	Likelihood of occurrence	Impact Assessment Required
<i>Haloragis exalata</i> subsp. <i>exalata</i>	Square Raspwort	V	V	Disjunct distribution in the Central Coast, South Coast and North Western Slopes botanical subdivisions of NSW. Flowering specimens in NSW are recorded from November to January.		No – no habitat present with no records within 10 km of development site	No
<i>Micromyrtus minutiflora</i>		E1	V	Restricted to the general area between Richmond and Penrith, western Sydney. Sporadic flowering, June to March Response to fire and mechanical disturbance is uncertain. Regeneration may be due to resprouting or germination of soil-stored seed		No – no habitat present with no records within 10 km of development site	No
<i>Persicaria elatior</i>	Tall Knotweed	V	V	In south-eastern NSW recorded from Mt Dromedary, Moruya State Forest near Turlinjah, the Upper Avon River catchment north of Robertson, Bermagui, and Picton Lakes. In northern NSW known from Raymond Terrace (near Newcastle) and the Grafton area (Cherry Tree and Gibberagee State Forests).		No – no habitat present with no records within 10 km of development site	No
<i>Persoonia hirsuta</i>	Hairy Geebung	E1	E	Scattered distribution around Sydney, from Singleton in the north, along the east coast to Bargo in the south and the Blue Mountains to the west. It is usually present as isolated individuals or very small populations. It is probably killed by fire (as other Persoonia species are) but will regenerate from seed.		No – no habitat present with no records within 10 km of	No

Scientific name	Common name	BC Act	EPBC Act	Distribution and habitat	Habitat	Likelihood of occurrence	Impact Assessment Required
						development site	
<i>Persoonia nutans</i>	Nodding Geebung	E1	E	Restricted to the Cumberland Plain in western Sydney, between Richmond in the north and Macquarie Fields in the south. Peak flowering is from November to March with sporadic flowering all year round. An obligate seed regenerator. Seed germination is promoted by fire and also by physical disturbance. Although listed as a short-lived species much of the ecology is poorly known. Maturity is expected in about 10 years.		No — no habitat present with no records within 10 km of development site	No
<i>Pimelea curviflora</i> var. <i>curviflora</i>		V	V	Confined to the coastal area of the Sydney and Illawarra regions between northern Sydney and Maroota in the north-west and Croom Reserve near Albion Park in the south. Flowers October to May. It may not always be visible at a site as it appears to survive for some time without any foliage after fire or grazing, relying on energy reserves in its tuberous roots. Likely to be fire tolerant species capable of resprouting following fire due to the presence of a tap root. Seedlings have been observed following fire.		No — not identified in the development site during targeted survey	No
<i>Pimelea spicata</i>	Spiked Rice-flower	E1	E	Two disjunct areas; the Cumberland Plain (Marayong and Prospect Reservoir south to Narellan and Douglas Park) and the Illawarra (Landsdowne to Shellharbour to northern Kiama). Mature plants spread over short distances through underground rhizomes. Flowers may be self-pollinating, although fruit production is variable. A soil seedbank develops and is maintained in the presence of a suitable disturbance regime.		No — not identified in the development site during targeted survey	No
<i>Pomaderris brunnea</i>	Brown Pomaderris	E1	V	In NSW, found around the Colo, Nepean and Hawkesbury Rivers, including the Bargo area and near Camden. It also occurs near Walcha on the New England tablelands. Flowers appear in September and October. The species has been found in association with <i>Eucalyptus amplifolia</i> , <i>Angophora floribunda</i> , <i>Acacia parramattensis</i> , <i>Bursaria spinosa</i> and <i>Kunzea ambigua</i> .		No — no habitat present with no records within 10 km of	No

Scientific name	Common name	BC Act	EPBC Act	Distribution and habitat	Habitat	Likelihood of occurrence	Impact Assessment Required
						development site	
<i>Pterostylis gibbosa</i>	Illawarra Greenhood	E1	E	Known from a small number of populations in the Hunter region (Milbrodale), the Illawarra region (Albion Park and Yallah) and the Shoalhaven region (near Nowra). The Illawarra Greenhood is a deciduous orchid that is only visible above the ground between late summer and spring, and only when soil moisture levels can sustain its growth. The leaf rosette grows from an underground tuber in late summer, followed by the flower stem in winter. After a spring flowering, the plant begins to die back and seed capsules form (if pollination has taken place).		No – no habitat present with no records within 10 km of development site	No
<i>Pterostylis saxicola</i>	Sydney Plains Greenhood	E1	E	Restricted to western Sydney between Freemans Reach in the north and Picton in the south. All species of <i>Pterostylis</i> are deciduous and die back to fleshy, rounded underground tuberoids. The time of emergence and withering has not been recorded for this species, however flowering occurs from October to December and may vary due to climatic conditions. The above ground parts of the plant wither and die following seed dispersal and the plant persists as a tuberoid until the next year. Typically occurs as scattered individuals or in small groups.		No – no habitat present with no records within 10 km of development site	No
<i>Pultenaea parviflora</i>		E1	V	Endemic to the Cumberland Plain. Mainly from Windsor to Penrith and east to Dean Park, with outlier populations at Kemps Creek and Wilberforce. Flowering may occur between August and November depending on environmental conditions. Killed by fire and re-establishes from soil-stored seed. There is no evidence of vegetative spread. Germination can be prolific after a moderate to high intensity fire.		Unlikely – not identified during survey	No
<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	E1	V	Only in NSW, in a narrow, linear coastal strip from Upper Lansdowne to Conjola State Forest.		No – no habitat present with no records within 10 km of	No

Scientific name	Common name	BC Act	EPBC Act	Distribution and habitat	Habitat	Likelihood of occurrence	Impact Assessment Required
						development site	
<i>Thesium australe</i>	Austral Toadflax	V	V	In eastern NSW it is found in very small populations scattered along the coast, and from the Northern to Southern Tablelands. Often found in association with Themeda australis (Kangaroo Grass). A root parasite that takes water and some nutrient from other plants, especially Kangaroo Grass. Flowers in spring.		No — no habitat present with no records within 10 km of development site	No

Key: M = Migratory, CD = Conservation Dependent, CE = Critically Endangered, E = Endangered, V = Vulnerable, X = Extinct

Appendix D - Eco Logical Australia (2009). *Ecological Assessment for the Eastern Creek Business Hub State Significant Development*. Prepared for Western Sydney Parklands Trust.

Appendix E - Eco Logical Australia (2012). *Eastern Creek Business Hub-EPBC Assessment Report*. Prepared for Western Sydney Parklands Trust.

Appendix F - Credit retirement statement



Credit retirement report

Effective date: 28-June-2018
Transaction number: 201806-RT-299
Credit owners' details
Credit owner ID: 69
Name of credit holder: Western Sydney Parklands Trust
Other owner(s):
No other owners
Reason for retirement: Retirement for EPBC Act conditions EPBC 2012/6617

Ecosystem credit(s) retired								
Number of credits	Credit profile ID	Agreement ID	Vegetation code	Vegetation type	CMA subregion	% surrounding vegetation	Patch size	Vegetation formation(see key)
49	254	70	HN528	HN528/Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion	Cumberland - Hawkesbury/Nepmean	11-30%	>25-100 h GRW	

Key to vegetation formations

Code	Vegetation formation
ALP	Alpine complex
ASA	Arid shrublands (Acacia)
ASC	Arid shrublands (Chenopod)
DSG	Dry sclerophyll forests (shrub/grass)
DSS	Dry sclerophyll forests (shrubby)
FRW	Forested wetlands
FWW	Freshwater wetlands
GLD	Grasslands
GRW	Grassy woodlands
HLD	Heathlands
MES	Miscellaneous ecosystems
RFT	Rainforests
SAW	Saline wetlands
SWG	Semi-arid woodlands (grassy)
SWS	Semi-arid woodlands (shrubby)
WSG	Wet sclerophyll forests (grassy)
WSS	Wet sclerophyll forests (shrubby)

The credit register provides further information about credit holdings and reports about credit trading activity. To view this information, please visit the public register website at www.environment.nsw.gov.au/bimspr/index.htm

For more information, please contact the BioBanking Scheme Manager - phone (02) 9995 6753; email biobanking@environment.nsw.gov.au

Appendix G - Credit summary report



BAM Credit Summary Report

Proposal Details

Assessment Id	Proposal Name	BAM data last updated *
00021907/BAAS17001/20/00021908	Eastern Creek Business Hub Stage 3	07/12/2020
Assessor Name	Report Created	BAM Data version *
Meredith Henderson	15/12/2020	34
Assessor Number	BAM Case Status	Date Finalised
BAAS17001	Open	To be finalised
Assessment Revision	Assessment Type	
0	Major Projects	

* Disclaimer: BAM data last updated may indicate either complete or partial update of the BAM calculator database. BAM calculator database may not be completely aligned with Bionet.

Ecosystem credits for plant communities types (PCT), ecological communities & threatened species habitat

Zone	Vegetation zone name	TEC name	Current Vegetation integrity score	Change in Vegetation integrity (loss / gain)	Area (ha)	BC Act Listing status	EPBC Act listing status	Species sensitivity to gain class (for BRW)	Biodiversity risk weighting	Potential SAI	Ecosystem credits
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Assessment Id
00021907/BAAS17001/20/00021908

Proposal Name
Eastern Creek Business Hub Stage 3

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BAM Credit Summary Report

Cumberland shale plains woodland											
1	849_1	Cumberland Plain Woodland in the Sydney Basin Bioregion	42.8	42.8	0.73	Critically Endangered Ecological Community	Critically Endangered	High Sensitivity to Potential Gain	2.50	TRUE	20
									Subtotal	20	
									Total	20	

Species credits for threatened species

Vegetation zone name	Habitat condition (Vegetation Integrity)	Change in habitat condition	Area (ha)/Count (no. individuals)	BC Act Listing status	EPBC Act listing status	Biodiversity risk weighting	Potential SAIL	Species credits
<i>Miniopterus orianae oceanensis</i> / Large Bent-winged Bat (Fauna)								
849_1	42.8	42.8	0	Vulnerable	Not Listed	3	True	0
							Subtotal	0

Assessment Id
00021907/BAAS17001/20/00021908

Proposal Name
Eastern Creek Business Hub Stage 3

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