Abel Ecology

Biodiversity Development Assessment Report, small area and planted native streamlined assessments

New Bankstown Hospital – Construction and Operation of a New Health Services Facility (Hospital)

Prepared by Nicholas Tong BAAS22012



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CONSULTANT DECLARATION

PROJECT DETAILS	
PROJECT NAME	New Bankstown Hospital
Application number	SSD-105396208
Address of subject land	490 Chapel Road, Bankstown
Lot / DP	Lot 1 DP 853675, Lot 10 DP 6880 and Raw Avenue
APPLICANT DETAILS	
Applicant name	Health Administration Corporation
Applicant address	1 Reserve Road, St Leonards, NSW 2065
REPORT DETAILS	
Name of report this declaration relates	Biodiversity Development Assessment Report
Report reference no.	**AE25 2897 BDAR ISS 3**
Report date	**24th March 2026**
Company name (inc. ABN / ACN)	**BAM Ecology T/A Abel Ecology**
Author name	**Nicholas Tong**
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DECLARATION BY CONSULTANT	
Name	**Nicholas Tong**
Registration no.	**N/A**
Organisation registered with	**BAM Ecology T/A Abel Ecology**
Declaration	The undersigned declares that Biodiversity Development Assessment Report: has been prepared in accordance with the following policy, guidelines, or legislative requirements: ○ Biodiversity Conservation Act 2016 (BC Act) ○ Biodiversity Conservation Regulation 2017 (BC Reg) ○ Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ Water Management Act ○ Fisheries Act ○ Canterbury-Bankstown Local Environmental Plan 2023 ○ Canterbury-Bankstown Development Control Plan 2023

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contains all available information relevant to the environmental assessment of the development, activity or infrastructure to which the Biodiversity Development Assessment Report relates

does not contain information that is false or misleading;

identifies and addresses the relevant Planning Secretary's environmental assessment requirements (SEARs) for the project;

identifies and addresses the relevant statutory requirements for the project, including any relevant matters for consideration in environmental planning instruments to which the Biodiversity Development Assessment Report relates;

contains a consolidated summary of the proposed or necessary mitigation measures.

Signature 

Date 24th March 2026

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Document control

Version	Date	Author	Details
Issue 1	20 March 2026	Nicholas Tong	Submitted for SSD Assessment
Issue 2	23 March 2026	Nicholas Tong	Submitted for SSD Assessment
Issue 3	24 March 2026	Nicholas Tong	Submitted for SSD Assessment

Internal Document Control

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Executive Summary

The Project is to occur at 490 Chapel Road, Bankstown, within the Canterbury Bankstown LGA. The site is legally described as Lot 1 DP853675, Lot 10 DP6880 and Raw Avenue. A BDAR has been prepared because the New Bankstown Hospital is classified as a State Significant Development (SSD) under Clause 14 of Schedule 1 of State Environmental Planning Policy (Planning Systems) 2021.

The proposed development includes the clearing of vegetation and landscaping to facilitate the construction and operation of a new health services facility (hospital) including the following works:

- A 14-storey hospital building plus roof plant
- A 10-storey building for logistics and multi-storey car parking
- Site preparation including earthworks, cut and fill and tree removal
- Construction of new vehicular access points, internal roads and on-grade car parking spaces
- Inground building services works and utility adjustments, including service diversions
- Building foundation works
- Signage, including wayfinding, Landscaping; and
- Clearing of remnant PCT 3220 Cumberland Shale Plains Woodland (*BC Act* TEC) 0.05 ha.
- Clearing of planted native vegetation 0.27 ha

The threatened ecological community (TEC) Cumberland Shale Plain Woodland in the Sydney Basin Bioregion occurs on the subject land. Cumberland Shale Plain Woodland on the subject land does not meet the criteria to be listed under the *EPBC Act 1999*.

Mitigation measures include:

- Construction Environmental Management Plan (CEMP)
- Biodiversity Management Plan
- Assign Project Ecologist

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Table E1 Impacts that require an offset – ecosystem credits

Vegetation zone	PCT	TEC/EC	Impact area (ha)	Number of ecosystem credits required
Zone 1	Cumberland Shale Plains Woodland	Cumberland Shale Plains Woodland (*BC Act*)	0.05	1

Table E2 Impacts that require an offset – species credits

Common name	*Scientific name*	Loss of habitat (ha) or individuals	Number of species credits required
None			

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Shortened forms

Abbreviation	Definition
ALS	Actual Lot Size
AOBV	Area of Outstanding Biodiversity Value
BAAS	Biodiversity Accredited Assessment System
BAM	Biodiversity Assessment Method
BAM-C	BAM calculator
BC Act	Biodiversity Conservation Act 2016
BC Reg	Biodiversity Conservation Regulation 2017
BCF	Biodiversity Conservation Fund
BCT	Biodiversity Conservation Trust
BDAR	Biodiversity Development Assessment Report
BDAR	Biodiversity Development Assessment Report
BMP	Biodiversity Management Plan
BOPC	Biodiversity Offsets Payment Calculator
BOS	Biodiversity Offset Scheme
BV Map	Biodiversity Values Map
BVC	NSW BioNet Vegetation Classification
CEEC	Critically Endangered Ecological Community
CEMP	Construction Environmental Management Plan
Comm DCCEEW	Commonwealth Department of Climate Change, Energy, the Environment and Water (current department)
CPW	Cumberland Plain Woodland
d.b.h.	Diameter at breast height (~1.4 metres)
DA	Development Application
DAWE	NSW Department of Agriculture, Water and the Environment (now NSW DCCEEW)
DECC	NSW Department of Environment and Climate Change (now NSW DCCEEW)
DIWA	The Directory of Important Wetlands in Australia
DoEE	Commonwealth Department of the Environment and Energy (Now Comm DCCEEW)
DotE	Commonwealth Department of the Environment (Now Comm DCCEEW)
DPE	NSW Department of Planning and Environment (Now DPHIE)
DPHIE	NSW Department of Planning, Industry and Environment (Current Department)
DPIE	NSW Department of Planning, Industry and Environment (now NSW DCCEEW
EEC	Endangered Ecological Community
EPBC Act	Commonwealth Environment Protection and Biodiversity Conservation Act 1999
ESD	Ecologically Sustainable Development
HBT	Hollow bearing tree
HTW	High Threat Weed
IBRA	Interim Biogeographic Regionalisation of Australia
LEP	Local Environmental Plan
LGA	Local Government Area
MLS	Minimum Lot size

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Abbreviation	Definition
MNES	Matters of National Environmental Significance
NSW DCCEEW	NSW Department of Climate Change, Energy, the Environment and Water (current department)
NTSSC	NSW Threatened Species Scientific Committee
OEH	NSW Office of Environment and Heritage (now NSW DCCEEW)
PCT	Plant Community Type
RGBDT	Royal Botanic Gardens and Domain Trust
RMS	NSW Roads and Maritime Services
RTA	NSW Roads & Traffic Authority (now RMS)
SAII	Serious and Irreversible Impacts
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SSD	State Significant Development
TBDC	NSW Threatened Biodiversity Data Collection
TEC	Threatened Ecological Community
TSC Act	Threatened Species Conservation Act 1995 (now the BC Act)
TSSC	Commonwealth Threatened Species Scientific Committee
VIS	Vegetation Integrity Score
VMP	Vegetation Management Plan
WM Act	Water Management Act 2000
WoNS	Weeds of National Significance

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Declarations

i. Certification under clause 6.15 *Biodiversity Conservation Act 2016*

I certify that this report has been prepared based on the requirements of, and information provided under, the Biodiversity Assessment Method and clause 6.15 of the *Biodiversity Conservation Act 2016* (BC Act).

Signature: 

Date: 24 March 2026

BAM Assessor Accreditation no: BAAS22012

This BDAR has been prepared to meet the requirements of BAM 2020. Appendix A provides an assessment of compliance with the minimum information requirements outlined in BAM Appendix K.

The lead or responsible assessor for the project must certify in the BDAR that the report has been prepared on the basis of the requirements of, and information provided under the BAM as at a specified date, and that date is within 14 days of the date the report is submitted to the decision-maker.

The BAM Calculator (BAM-C) must also be finalised and submitted within the Biodiversity Offsets and Agreement Management System (BOAMS). The date the assessor certifies (signs) the BDAR does not need to match the date on the finalised credit report; however, to be considered valid, the BDAR must be submitted to the decision-maker within 14 days of the finalisation of the BAM-C.

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ii. Details and experience of author/s and contributors

Authors and contributors

Name	BAM Assessor Accreditation no. (if relevant)	Position/Role	Tasks performed	Relevant qualifications
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Mark Sherring		Senior Botanist	BAM plot surveys Flora identification targeted threatened flora surveys	
Emily Barbaro		Ecologist	Report preparation	
Rohan Chretien		Junior Ecologist	targeted threatened flora surveys Report preparation figure preparation	
Emma Colless		Junior Ecologist	BAM plot surveys BAM-C data entry and analysis Report preparation	

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iii. Conflict of interest

I declare that I have considered the circumstances and there is no actual, perceived or potential conflict of interest

This declaration has been made in the interests of full disclosure to the decision-maker. Full disclosure has also been provided to the client.

Signature: 

Date: 24 March 2026

BAM Assessor Accreditation no: BAAS22012

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Stage 1: Biodiversity assessment

1. Introduction

This Biodiversity Development Assessment Report (BDAR) has been prepared by Abel Ecology on behalf of the Health Administrative Corporation to assess the potential environmental impacts that could arise from the construction and operation related to the New Bankstown Hospital project (the development) at 490 Chapel Road, Bankstown (the site). This report supports the assessment of the proposed Activity under Part 4 of the *Environmental Planning and Assessment Act 1979*.

Industry specific SEARs were issued on 5th February 2026 the New Bankstown Hospital. Development for the purposes of a hospital with an Estimated Development Cost (EDC) of more than $30 million is state significant development under Clause 14 of Schedule 1 of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP). The proposed works will have an EDC exceeding $30 million, and therefore the development is considered State Significant Development. Additionally, under Section 2.60 of State Environmental Planning Policy (Transport and Infrastructure) 2021 (the TI SEPP), development for the purpose of health services facility can be carried out by any person with consent on land in a prescribed zone. A prescribed zone includes the SP2 Infrastructure and MU1 Mixed Use zones within which the site is located. Therefore, development for a 'health services facility' is permitted with consent on the site.

This report has been prepared to address SEARs item 11, to determine the impacts of the proposal on Biodiversity and calculate the required Biodiversity Offset Credits.

1.1 Proposed development

1.1.1 Summary of the Activity (Development overview)

The proposed development includes the construction and operation of a new health services facility (hospital) including the following works:

- A 14-storey hospital building plus roof plant
- A 10-storey building for logistics and multi-storey car parking
- Site preparation including earthworks, cut and fill and tree removal
- Construction of new vehicular access points, internal roads and on-grade car parking spaces
- Inground building services works and utility adjustments, including service diversions
- Building foundation works
- Signage, including wayfinding, and
- Landscaping.

The EIS prepared by Colliers provides a full description of the proposed works. (Refer Figure 3)
The proposed development requires approval under Part 5, Division 5.2 of the *EP&A Act*.

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1.1.2 Location

The site is located at 490 Chapel Road, Bankstown, within the Canterbury Bankstown LGA. The site is legally described as Lot 1 DP853675, Lot 10 DP6880 and Raw Avenue. The site has an approximate area of 38,170m^2 and is generally rectangular in shape.

Tree removal will also be undertaken at the adjacent LaSalle College at 347A Hume Highway, Bankstown, legally described as Lot 2 in DP109612 to the west and Lot 202 in DP1231757 to the north, while infrastructure works will be undertaken on French Avenue, Chapel Road, Meredith Street and Heath Street. Refer to Figure 1 Site Aerial and Figure 2. Location Map.



Figure 1. Site aerial of the proposed development

Source: Nearmap, Colliers

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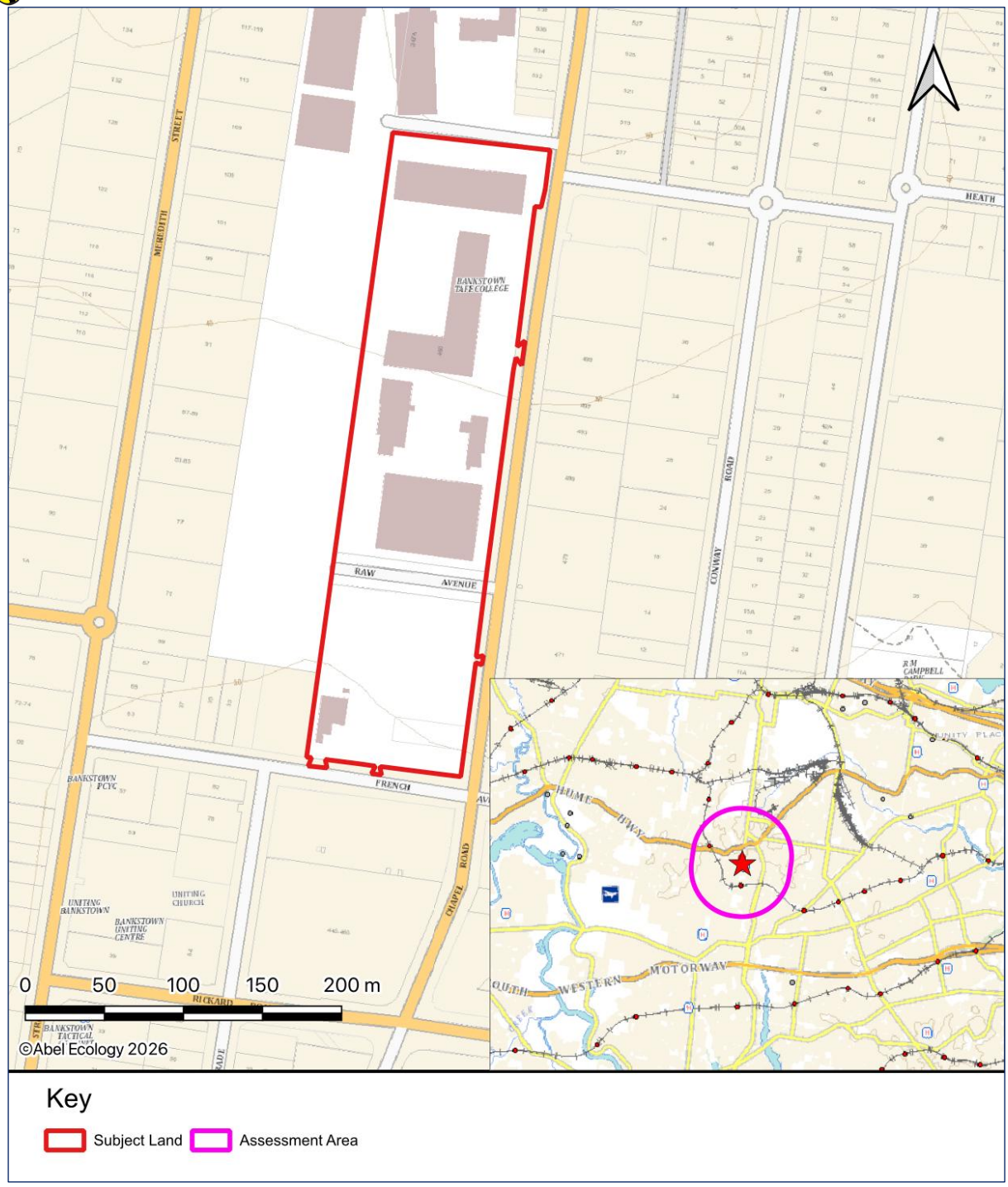


Figure 2. Location Map 490 Chapel Road, Bankstown

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1.1.3 Proposed development and the subject land

The proposed development includes the construction and operation of a new health services facility (hospital) including the following works:

- A 14-storey hospital building plus ancillary works.
- Clearing 0.32 ha of native vegetation (Figure 4). Including:
  - Native canopy trees (0.27 ha)
  - PCT 3320 Cumberland Shale Plains Woodland (0.05 ha)
- Clearing of exotic vegetation (0.07 ha) (Figure 4).
- The subject land is a mostly regular shaped area that covers the entirety of Lot 1 DP853675, Lot 10 DP6880, Raw Avenue road reserve, as well as parts of Chapel Road and French Avenue road reserves.

(Refer to Figure 3).

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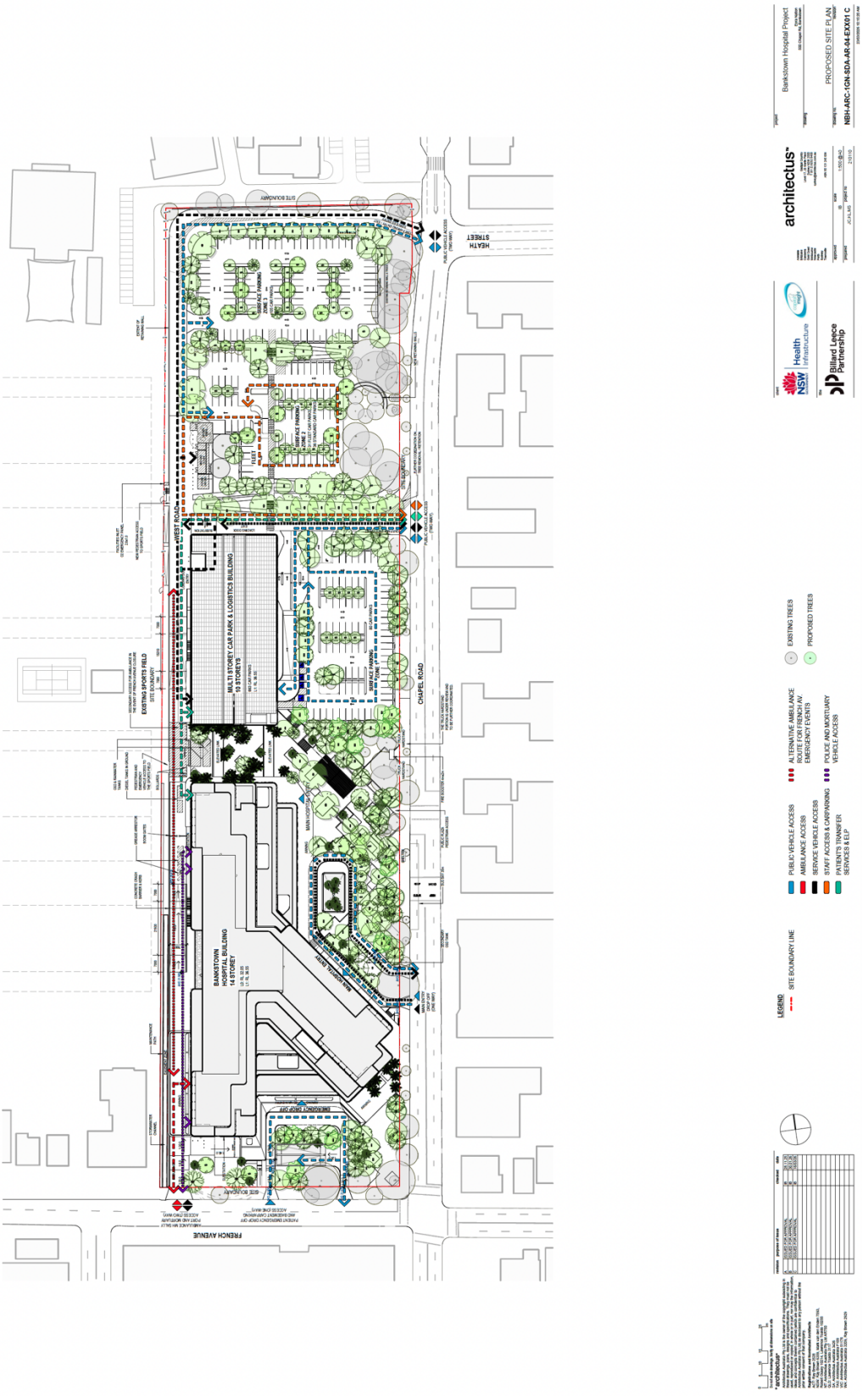


Figure 3. Development Layout architecture plans

Source: architectus (NBH-ARC-1GN-SDA-AR-04-EXX01 Rev C 23/03/2026)

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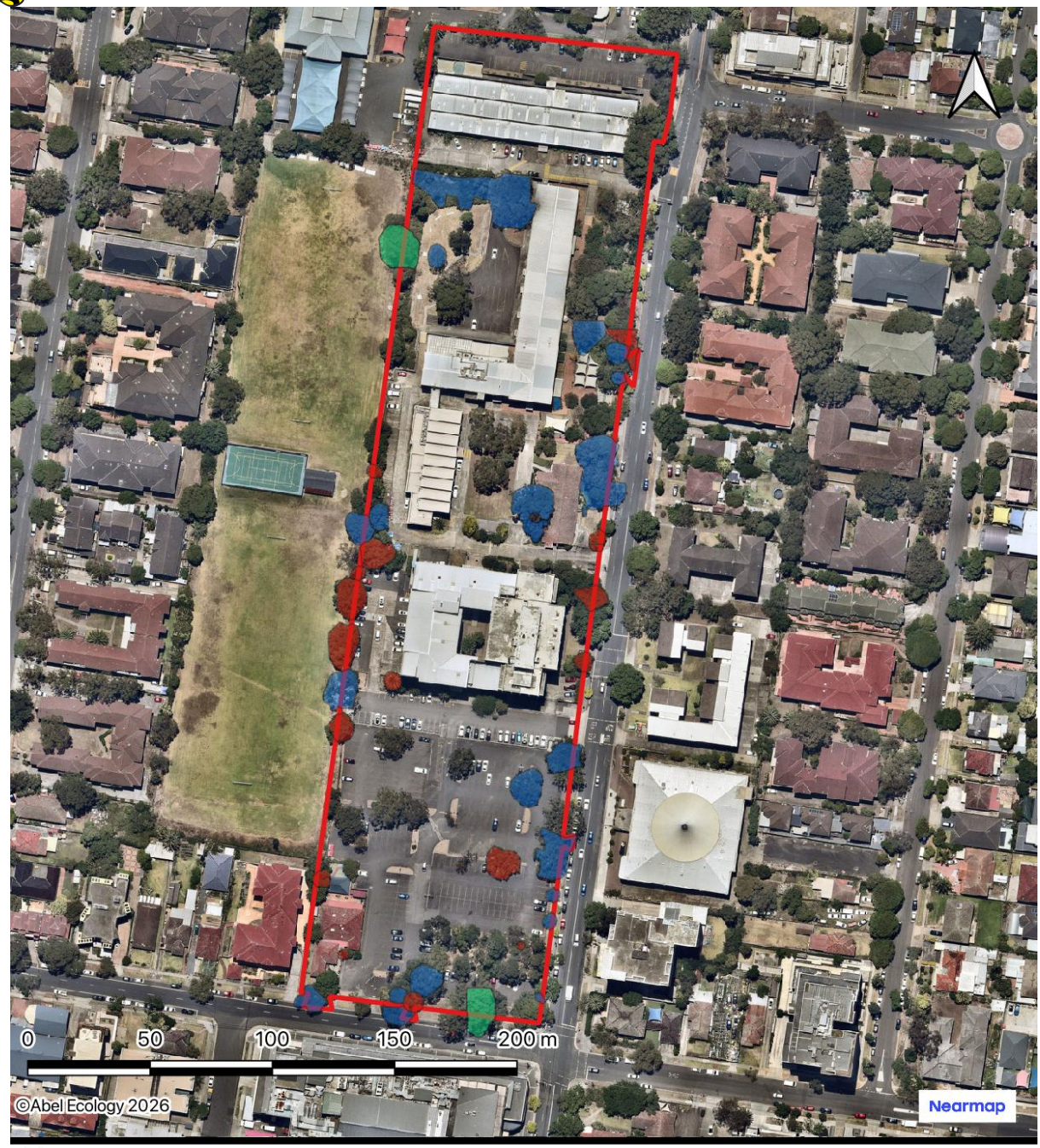


Figure 4. Proposed areas of clearing

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1.1.4 Other documentation

REF Demolition Site Plan - Architectus (NBH-ARC-DRW-EW-REF0002 Rev B 13/03/2026)

Demolition Site Plan - Architectus (NBH-ARC-1GN-SDA-AR-04-EXX01 Rev C 23/03/2026)

Proposed Site Plan - Architectus (NBH-ARC-1GN-SDA-AR-04-EXX01 Rev C 23/03/2026)

1.1.5 SEARs

Item	SEARs Requirement	Relevant Section of Report
11	*Assess any biodiversity impacts associated with the development in accordance with the Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method 2020, including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted, or the development is on biodiversity certified land.* *If the development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification.*	Sections 2-11.

1.2 Biodiversity Offsets Scheme entry

The Project is classified as a State Significant Development (SSD) under Clause 14 of Schedule 1 of State Environmental Planning Policy (Planning Systems) 2021.

On 3rd of February 2026 the proponent submitted a request for Secretary's Environmental Assessment Requirements (SEARs) to the NSW Health Infrastructure (HI) (SSD-105396208).

The Planning Secretary's Environmental Assessment Requirements (SEARs) ' Hospitals, medical centres and health research facilities' states in section 11.

Section 11. Biodiversity

Assess any biodiversity impacts associated with the development in accordance with the Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method 2020, including the preparation of a

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Biodiversity Development Assessment Report (BDAR), unless a waiver is granted, or the development is on biodiversity certified land.

If the development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification.

New Bankstown Hospital is not on biodiversity certified land.

The proposal includes the clearing of remnant vegetation (PCT 3320 Cumberland Shale Plains Woodland).

Therefore, Health Infrastructure is required to have a BDAR prepared for the proposal to comply with the requirements of the SEARs.

The BDAR contains two (2) streamlined assessments for Zone 1 (PCT 3320) the report contains a Small Area, streamlined assessment and for Zone 2 (mixed planted and exotic vegetation) the report contains a Planted Native Vegetation streamlined assessment.

Appendix C of the Biodiversity Assessment Method 2020 states that the streamlined assessment module for small area development is appropriate if the proposal is consistent with Table 1 below.

Table 1. Area clearing limits for application of the small area development module

Minimum lot size associated with the property*	Maximum area clearing limit for application of the small area development module
Less than 1 ha	≤1 ha
Less than 40 ha but not less than 1 ha	≤2 ha
Less than 1000 ha but not less than 40 ha	≤3 ha
1000 ha or more	≤5 ha
*shown in the lot size maps made under the relevant local environment plan (LEP), or actual lot size (where there is no minimum lot size provided for the relevant land under the LEP).	

There is no lot size designated for the subject land therefore the minimum lot size is taken as the actual size of the smallest lot within the subject land which is lot 10 DP6880 (0.05 ha). The area limit in the first row applies to the subject land. The proposed clearing of PCT 3320 Cumberland Plain Woodland is 0.05 ha (0.5 ha vegetation total) is less than 1 ha. Therefore, the small area development streamlined assessment module can be used. The remainder of the site is a mixture of planted native and exotic vegetation which is assessed under the Planted native vegetation streamlined assessment module.

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Additionally, the BAM 2020 states:

> "The streamlined assessment module for small area developments may be used to assess the biodiversity values of land that is located within an area on the Biodiversity Values Map, except where the biodiversity value included on the Biodiversity Values Map is core koala habitat identified in a plan of management (KPoM) under the *State Environmental Planning Policy (Koala Habitat Protection) 2019.*"

The City of Canterbury-Bankstown Council does not have a published KPoM therefore, the streamlined assessment module for small area developments is suitable for the proposal and the assessment of Zone 1.

Therefore, using section D.1 (decision-making key) of the Appendix D of the BAM 2020, the appropriate result for native vegetation in Zone 2 on site is:

1. *Does the planted native vegetation occur within an area that contains a mosaic of planted and remnant native vegetation and which can be reasonably assigned to a PCT known to occur in the same IBRA subregion as the proposal?*

i. *Yes ... The planted native vegetation must be allocated to the best-fit PCT and the BAM must be applied.*

ii. No... Go to 2.

AE Response: No, the vegetation within Zone 2 is not within a mosaic of planted and remnant native vegetation. While there are a couple of remnant trees within the Lot, they are the exception to the formal planted landscape which makes up the grounds of what was a TAFE. The vegetation in Zone 2 is a mixture of exotic vegetation and native vegetation from around Australia and cannot reasonably be assigned to a known PCT.

2. *Is the planted native vegetation:*

   A. *planted for the purpose of environmental rehabilitation or restoration under an existing conservation obligation listed in BAM Section 11.9(2.), and*
   B. *the primary objective was to replace or regenerate a plant community type or a threatened plant species population or its habitat?*

i. Yes ... The planted native vegetation must be assessed in accordance with Chapters 4 and 5 of the BAM.

ii. No... Go to 3.

AE Response: No, the vegetation in Zone 2 was planted for aesthetic landscaping and not for the purpose of environmental restoration or regeneration.

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3. Is the planted/translocated native vegetation individuals of a threatened species or other native species planted/translocated for the purpose of providing threatened species habitat under one of the following:

A. *a species recovery project*
B. *Saving our Species project*
C. *other types of government funded restoration project*
D. *condition of consent for a development approval that required those species to be planted or translocated for the purpose of providing threatened species habitat*
E. *legal obligation as part of a condition or ruling of court. This includes regulatory directed or ordered remedial plantings (e.g. Remediation Order for clearing without consent issued under the BC Act or the Native Vegetation Act)*
F. *ecological rehabilitation to re-establish a PCT or TEC that was, or is carried out under a mine operations plan, or*
G. *approved vegetation management plan (e.g. as required as part of a Controlled Activity Approval for works on waterfront land under the NSW Water Management Act 2000)?*

i. Yes ... The planted native vegetation must be assessed in accordance with Chapters 4 and 5 of the BAM.

ii. No... Go to 4.

AE Response: No, the planted native vegetation in Zone 2 was not planted for providing threatened species habitat under any of 3. A-G.

4. Was the planted native vegetation (including individuals of a threatened flora species) undertaken voluntarily for revegetation, environmental rehabilitation or restoration without a legal obligation to secure or provide for management of the native vegetation?

i. Yes... Go to D.2 Assessment of planted native vegetation for threatened species habitat (the use of Chapters 4 and 5 of the BAM are not required to be applied).

ii. No... Go to 5.

AE Response: No, the planted native vegetation in Zone 2 was not planted for the purpose of environmental restoration on rehabilitation.

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5. *Is the native vegetation (including individuals of a threatened flora species) planted for functional, aesthetic, horticultural or plantation forestry purposes? This includes examples such as: windbreaks in agricultural landscapes, roadside plantings (including street trees, median strips, roadside batters), landscaping in parks, gardens and sport fields/complexes, macadamia plantations or teatree farms?*

i. Yes ... Go to D.2 Assessment of planted native vegetation for threatened species habitat (the use of Chapters 4 and 5 of the BAM are not required to be applied).

ii. No... Go to 6.

AE Response: Yes, the native vegetation in Zone 2 was planted for an aesthetic and horticultural purpose in the mixed native and exotic gardens of the Bankstown TAFE grounds. The planted gardens in Zone 2 is a mixture of exotic vegetation and native vegetation from around Australia.

Therefore, the planted native vegetation streamlined assessment is suitable for assessing the native vegetation in Zone 2.

6. *Is the planted native vegetation a species listed as a widely cultivated native species on a list approved by the Secretary of the Department (or an officer authorised by the Secretary)?*

AE Response: Not applicable 5 (i) is the determined outcome.

The native vegetation on the subject land is therefore assessed according to D.2 (Assessment of planted native vegetation for threatened species habitat).

> *D.2: "The assessor must assess the suitability of the planted native vegetation for use by threatened species and record any incidental sightings or evidence (e.g. scats, stick nests) of threatened species credit species (flora and fauna) using, inhabiting or being part of the planted native vegetation.*
>
> *If there is evidence that threatened species are using the planted native vegetation as habitat, the assessor must apply Section 8.4 of the BAM to mitigate and manage impacts on these species. Species credits are not required to offset the proposed impacts.*
>
> *The steps taken to assess threatened species habitat and all reasonable measures proposed to be taken to mitigate or minimise impacts must be set out in the BDAR or BCAR."*

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1.3 Excluded impacts

The subject land has approval to be partially cleared under a separate planning pathway. The clearing approved under this approval has been excluded from this assessment.

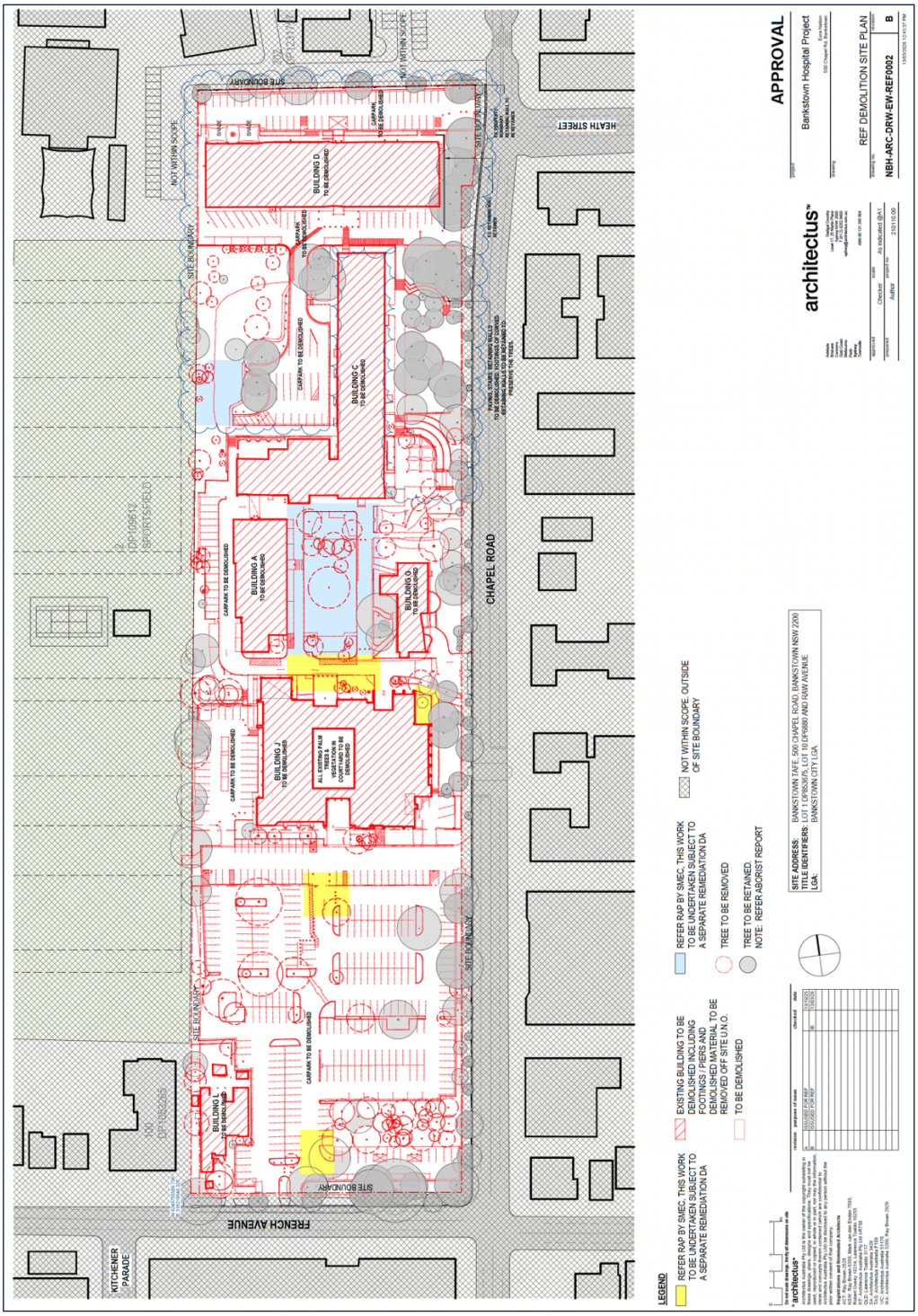


Figure 5. Excluded impacts

Source: architectus (NBH-ARC-DRW-EW-REF0002 Rev B 13/03/2026)

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1.4 Matters of national environmental significance

The Protected Matters Search Tool was used to find relevant Matters of National Environmental Significance (MNES) on or near the site (with 10km). The outputs are shown in (Appendix C) and summarised below.

Nuclear action: New hospital will have a Nuclear Medicine Department with:

- Tc-99 generator
- List of unsealed sources (I-131, TC-99, Ga67) for both treatment and SPECT/CT diagnostic studies
- Fluorine 18 for PET/CT diagnostic studies.

There will be hybrid SPECT/CT and PET/CT scanners and Bone densitometers.

This is under division *2.1 Nuclear Action of Australian Radiation Protection and Nuclear Safety Regulations 2018.*

2.02 Nuclear Activity level (ACT s 22 (1).

Part C – mixture of sealed and unsealed sources.

Random calculations using Activity concentration values and activity values for nuclides from Australian Radiation Protection and Nuclear Safety Regulations 2018.

Excessive activities of both sealed and unsealed sources did not result from the random calculations in Nuclear Medicine Department.

World Heritage Properties: There is one (1) World Heritage Property that was identified by the Protected Matters Search Tool: Australian Convict Sites (Old Government House and Domain). The proposed development is approximately 15km to the northwest of the subject land and will not be impacted by the development.

National Heritage Places: There is one (1) National Heritage Place that was identified by the Protected Matters Search Tool: Old Government House and the Government Domain. The proposed development is not likely to affect this heritage place as it occurs approximately 15km to the northwest of the subject land.

Wetlands of International Importance: There is one (1) Wetland of international importance that was identified by the Protected Matters Search Tool: Towra point nature reserve. This occurs approximately 18km from the subject land.

Commonwealth marine areas: There are no Commonwealth Marine Areas that were identified by the Protected Matters Search Tool.

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Commonwealth listed Threatened Ecological Communities: The following threatened ecological communities (TECs) are listed as *likely to occur*, or *known to occur* within the subject site:

- Coastal Upland Swamps in the Sydney Basin Bioregion
- Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community
- River-flat eucalypt forest on coastal floodplains of southern New South Wales and eastern Victoria
- Shale Sandstone Transition Forest of the Sydney Basin Bioregion
- Turpentine-Ironbark Forest of the Sydney Basin Bioregion
- Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland
- Subtropical and Temperate Coastal Saltmarsh
- Upland Basalt Eucalypt Forests of the Sydney Basin Bioregion
- Castlereagh Scribbly Gum and Agnes Banks Woodlands of the Sydney Basin Bioregion
- Western Sydney Dry Rainforest and Moist Woodland on Shale
- Cooks River/Castlereagh Ironbark Forest of the Sydney Basin Bioregion
- Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest
- Eastern Suburbs Banksia Scrub of the Sydney Region

The site contains three (3) potentially remnant trees in Zone 1 *Eucalyptus tereticornis* (T13 & T23) and *Eucalyptus moluccana* (T203). These trees form part of the Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest EC. However, these trees do not makeup >50% of the tree cover on the subject land and they do not meet the criteria for the EPBC listed EC Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest (refer to Section 4.2).

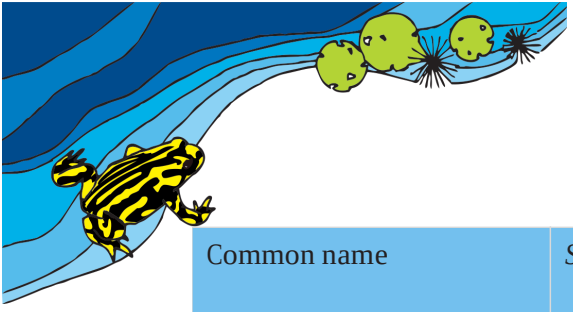
Commonwealth listed threatened species: There are eighty-one (81) threatened species that were identified by the Protected Matters Search Tool as having the species, or the species habitat, present within the subject site (Table 2 below) The species and/or habitat is listed as *likely to be present* or *known to be present*.

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Table 2. Commonwealth listed threatened species

Common name	*Scientific name*	Comm. status	Recorded on site
Regent Honeyeater	*Anthochaera phrygia*	Critically Endangered	No
Curlew Sandpiper	*Calidris ferruginea*	Critically Endangered	No
Eastern Curlew, Far Eastern Curlew	*Numenius madagascariensis*	Critically Endangered	No
Swift Parrot	*Lathamus discolor*	Critically Endangered	No
Gang-gang Cockatoo	*Callocephalon fimbriatum*	Endangered	No
Lesser Sand Plover, Mongolian Plover	*Charadrius mongolus*	Endangered	No
Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit	*Limosa lapponica baueri*	Endangered	No
South-eastern Hooded Robin, Hooded Robin (south-eastern)	*Melanodryas cucullata cucullata*	Endangered	No
Common Greenshank, Greenshank	*Tringa nebularia*	Endangered	No
Australasian Bittern	*Botaurus poiciloptilus*	Endangered	No
Black-tailed Godwit	*Limosa limosa*	Endangered	No
Australian Painted Snipe	*Rostratula australis*	Endangered	No
Shy Albatross	*Thalassarche cauta*	Endangered	No
Ruddy Turnstone	*Arenaria interpres*	Vulnerable	No
Greater Sand Plover, Large Sand Plover	*Charadrius leschenaultii*	Vulnerable	No
Sharp-tailed Sandpiper	*Calidris acuminata*	Vulnerable	No
Salvin's Albatross	*Thalassarche salvini*	Vulnerable	No
White-capped Albatross	*Thalassarche steadi*	Vulnerable	No
Gibson's Albatross	*Diomedea antipodensis gibsoni*	Vulnerable	No
Painted Honeyeater	*Grantiella picta*	Vulnerable	No
White-throated Needletail	*Hirundapus caudacutus*	Vulnerable	No
Brown Treecreeper (south-eastern)	*Climacteris picumnus victoriae*	Vulnerable	No
Northern Giant Petrel	*Macronectes halli*	Vulnerable	No
Grey Falcon	*Falco hypoleucos*	Vulnerable	No

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Common name	*Scientific name*	Comm. status	Recorded on site
South-eastern Glossy Black-Cockatoo	*Calyptorhynchus lathami lathami*	Vulnerable	No
Fairy Prion (southern)	*Pachyptila turtur subantarctica*	Vulnerable	No
Diamond Firetail	*Stagonopleura guttata*	Vulnerable	No
Red Knot, Knot	*Calidris canutus*	Vulnerable	No
Antipodean Albatross	*Diomedea antipodensis*	Vulnerable	No
Australian Fairy Tern	*Sternula nereis nereis*	Vulnerable	No
Black-browed Albatross	*Thalassarche melanophris*	Vulnerable	No
Pilotbird	*Pycnoptilus floccosus*	Vulnerable	No
Great Knot	*Calidris tenuirostris*	Vulnerable	No
Latham's Snipe, Japanese Snipe	*Gallinago hardwickii*	Vulnerable	No
Southern Royal Albatross	*Diomedea epomophora*	Vulnerable	No
Wandering Albatross	*Diomedea exulans*	Vulnerable	No
Sooty Shearwater	*Ardenna grisea*	Vulnerable	No
Macquarie Perch	*Macquaria australasica*	Endangered	No
Black Rockcod, Black Cod, Saddled Rockcod	*Epinephelus daemelii*	Vulnerable	No
Giant Burrowing Frog, Eastern Owl Frog	*Heleioporus australiacus australiacus*	Endangered	No
Green and Golden Bell Frog	*Litoria aurea*	Vulnerable	No
Southern Brown Bandicoot (eastern), Southern Brown Bandicoot (south-eastern)	*Isoodon obesulus obesulus*	Endangered	No
Large-eared Pied Bat, Large Pied Bat	*Chalinolobus dwyeri*	Endangered	No
Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)	*Dasyurus maculatus maculatus (SE mainland population)*	Endangered	No
Greater Glider (southern and central)	*Petauroides volans*	Endangered	No
Koala (combined populations of Queensland,	*Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)*	Endangered	No

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Common name	*Scientific name*	Comm. status	Recorded on site
New South Wales and the Australian Capital Territory)			
Yellow-bellied Glider (south-eastern)	*Petaurus australis australis*	Vulnerable	No
Grey-headed Flying-fox	*Pteropus poliocephalus*	Vulnerable	No
New Holland Mouse, Pookila	*Pseudomys novaehollandiae*	Vulnerable	No
Scrub Turpentine, Brown Malletwood	*Rhodamnia rubescens*	Critically Endangered	No
null	*Hibbertia puberula subsp. glabrescens*	Critically Endangered	No
Sydney Plains Greenhood	*Pterostylis saxicola*	Endangered	No
Hairy Geebung, Hairy Persoonia	*Persoonia hirsuta*	Endangered	No
Yellow Gnat-orchid, Bauer's Midge Orchid, Brittle Midge Orchid	*Genoplesium baueri*	Endangered	No
White-flowered Wax Plant	*Cynanchum elegans*	Endangered	No
null	*Allocasuarina glareicola*	Endangered	No
Nodding Geebung	*Persoonia nutans*	Endangered	No
Spiked Rice-flower	*Pimelea spicata*	Endangered	No
null	*Deyeuxia appressa*	Endangered	No
Sunshine Wattle (Sydney region)	*Acacia terminalis subsp. Eastern Sydney (G.P.Phillips 126)*	Endangered (listed as Acacia terminalis subsp. terminalis MS)	No
Rufous Pomaderris, Brown Pomaderris	*Pomaderris brunnea*	Vulnerable	No
Austral Toadflax, Toadflax	*Thesium australe*	Vulnerable	No
Knotweed, Tall Knotweed	*Persicaria elatior*	Vulnerable	No
null	*Darwinia biflora*	Vulnerable	No
Deane's Melaleuca	*Melaleuca deanei*	Vulnerable	No
Downy Wattle, Hairy Stemmed Wattle	*Acacia pubescens*	Vulnerable	No
Thick-lipped Spider-orchid, Daddy Long-legs	*Caladenia tessellata*	Vulnerable	No

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Common name	*Scientific name*	Comm. status	Recorded on site
Small-flower Grevillea	*Grevillea parviflora subsp. parviflora*	Vulnerable	No
null	*Pultenaea aristata*	Vulnerable	No
Magenta Lilly Pilly, Magenta Cherry, Daguba, Scrub Cherry, Creek Lilly Pilly, Brush Cherry	*Syzygium paniculatum*	Vulnerable	No
Leafless Tongue-orchid	*Cryptostylis hunteriana*	Vulnerable	No
Camfield's Stringybark	*Eucalyptus camfieldii*	Vulnerable	No
Woronora Beard-heath	*Leucopogon exolasius*	Vulnerable	No
Leatherback Turtle, Leathery Turtle, Luth	*Dermochelys coriacea*	Endangered	No
Loggerhead Turtle	*Caretta caretta*	Endangered	No
Broad-headed Snake	*Hoplocephalus bungaroides*	Endangered	No
Green Turtle	*Chelonia mydas*	Vulnerable	No
Hawksbill Turtle	*Eretmochelys imbricata*	Vulnerable	No
Flatback Turtle	*Natator depressus*	Vulnerable	No
Scalloped Hammerhead	*Sphyrna lewini*	Conservation Dependent	No
Dural Land Snail	*Pommerhelix duralensis*	Endangered	No

Multiple Wallangarra White Gum (*Eucalyptus scoparia*) listed as vulnerable were observed, being planted on the subject land. They are planted well outside of their natural range (northern NSW) and therefore do not require special consideration. No other threatened species were observed on site. It is unlikely that any of these species inhabit the subject land.

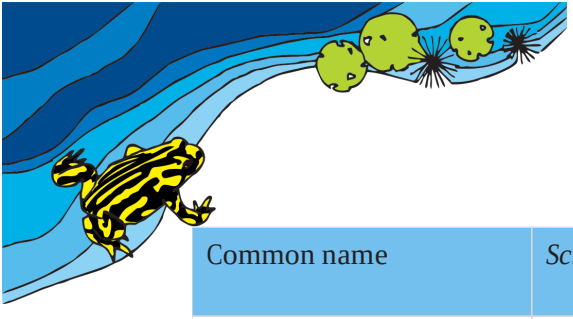
Commonwealth listed migratory species: There are forty-seven (47) migratory birds that were identified by the Protected Matters Search Tool as having the species, or the species habitat, present within the subject site (Figure 1). The species and/or habitat is listed as *likely to be present* or *known to be present*.

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Table 3. Commonwealth listed migratory species

Common name	*Scientific name*	Comm. status	Recorded on site
Osprey	*Pandion haliaetus*		No
Ruddy Turnstone	*Arenaria interpres*	Vulnerable	No
Greater Sand Plover, Large Sand Plover	*Charadrius leschenaultii*	Vulnerable	No
Sharp-tailed Sandpiper	*Calidris acuminata*	Vulnerable	No
Lesser Sand Plover, Mongolian Plover	*Charadrius mongolus*	Endangered	No
Marsh Sandpiper, Little Greenshank	*Tringa stagnatilis*		No
Salvin's Albatross	*Thalassarche salvini*	Vulnerable	No
Double-banded Plover	*Charadrius bicinctus*		No
White-capped Albatross	*Thalassarche steadi*	Vulnerable	No
White-throated Needletail	*Hirundapus caudacutus*	Vulnerable	No
Common Noddy	*Anous stolidus*		No
Common Greenshank, Greenshank	*Tringa nebularia*	Endangered	No
Common Sandpiper	*Actitis hypoleucos*		No
Northern Giant Petrel	*Macronectes halli*	Vulnerable	No
Fork-tailed Swift	*Apus pacificus*		No
Streaked Shearwater	*Calonectris leucomelas*		No
Grey-tailed Tattler	*Tringa brevipes*		No
Curlew Sandpiper	*Calidris ferruginea*	Critically Endangered	No
Red Knot, Knot	*Calidris canutus*	Vulnerable	No
Pectoral Sandpiper	*Calidris melanotos*		No
Antipodean Albatross	*Diomedea antipodensis*	Vulnerable	No
Ruff	*Calidris pugnax*		No
Pacific Golden Plover	*Pluvialis fulva*		No
Pin-tailed Snipe	*Gallinago stenura*		No
Bar-tailed Godwit	*Limosa lapponica*		No
Black-tailed Godwit	*Limosa limosa*	Endangered	No

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Common name	*Scientific name*	Comm. status	Recorded on site
Eastern Curlew, Far Eastern Curlew	*Numenius madagascariensis*	Critically Endangered	No
Black-browed Albatross	*Thalassarche melanophris*	Vulnerable	No
Yellow Wagtail	*Motacilla flava*		No
Whimbrel	*Numenius phaeopus*		No
Little Curlew, Little Whimbrel	*Numenius minutus*		No
Lesser Frigatebird, Least Frigatebird	*Fregata ariel*		No
Swinhoe's Snipe	*Gallinago megala*		No
Red-necked Stint	*Calidris ruficollis*		No
Great Knot	*Calidris tenuirostris*	Vulnerable	No
Latham's Snipe, Japanese Snipe	*Gallinago hardwickii*	Vulnerable	No
Southern Royal Albatross	*Diomedea epomophora*	Vulnerable	No
Wandering Albatross	*Diomedea exulans*	Vulnerable	No
Sooty Shearwater	*Ardenna grisea*	Vulnerable	No
Shy Albatross	*Thalassarche cauta*	Endangered	No
Leatherback Turtle, Leathery Turtle, Luth	*Dermochelys coriacea*	Endangered	No
Loggerhead Turtle	*Caretta caretta*	Endangered	No
Green Turtle	*Chelonia mydas*	Vulnerable	No
Hawksbill Turtle	*Eretmochelys imbricata*	Vulnerable	No
Flatback Turtle	*Natator depressus*	Vulnerable	No
Porbeagle, Mackerel Shark	*Lamna nasus*		No
Reef Manta Ray, Coastal Manta Ray	*Mobula alfredi*		No

No migratory species were observed on site. It is unlikely that any of these species inhabit the subject land.

There were no Critically Endangered or Endangered species or communities, or Vulnerable species recorded on the site. The provisions of the *EPBC Act* do not apply to this proposal.

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1.5 Water Management Act 2000

The assessment area and subject land does not contain any mapped watercourses, the Water Management Act 2000 does not apply to this proposal.

1.6 NSW Fisheries Management Act 1994

The assessment area and subject land does not contain any Key Fish Habitat, the NSW *Fisheries Management Act 1994* does not apply to this proposal.

1.7 State Environmental Planning Policy (Biodiversity and Conservation) 2021

1.7.1 Chapter 2 Vegetation in non-rural areas

The development involves the clearing of native vegetation belonging to a TEC and over 5m in height, thus under Chapter 2 a permit is required from the City of Canterbury-Bankstown Council for the clearing of the native vegetation. As the proposed development requires Development Consent, City of Canterbury-Bankstown Council assessment of the application act as the permit.

1.7.2 Chapter 3 Koala habitat protection 2020/4 Koala habitat protection 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021. 'Biodiversity and Conservation SEPP'. (Commenced 1 March 2022; supersedes Koala SEPPs 2020, 2021)

From the associated Fact Sheet (March 2022) for the Biodiversity and Conservation SEPP:

> *'Chapter 4 – Koala habitat protection 2021' contains the land-use planning and assessment framework from the Koala SEPP 2021 for koala habitat within Metropolitan Sydney and the Central Coast and applies to all zones except RU1, RU2 and RU3 in the short term – it will apply to all zones once the Koala SEPP 2020 is repealed."*

The site is zoned 'SP2 Educational Establishment and MU1 Mixed Use'.

The site falls within the Central Coast Koala management area.

The following three Scheduled SEPP species were found in the proposal area: *Eucalyptus moluccana, Eucalyptus crebra and Eucalyptus tereticornis.*

Four Scheduled Koala feed trees occur naturally on the site.

The result is positive. More than 15% of the trees within the proposal area and on the site are Scheduled SEPP species (Refer to Table 4).

No Koalas have been recorded within 2 km of the site in the last 20 years. Koalas, or evidence of Koalas, was not seen on site and it is unlikely that any Koalas use the site due to the context of the site within an urban matrix. The site is not considered core Koala habitat.

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Table 4. Site Koala tree survey results

Species	Count	Percentage of trees within PDA	Feed tree or use
Eucalyptus moluccana	1	0.6%	Preferred Use
Eucalyptus tereticornis	4	2%	Preferred Use
Corymbia macculata	10	6%	Occasional use
Eucalyptus microcorys	8	5%	Preferred Use
Eucalyptus punctata	6	4%	Preferred Use
Eucalyptus robusta	2	1%	Significant use
Eucalyptus sideroxylon	9	5%	Occasional use
Eucalyptus sp. Peppermint	1	0.6%	Significant use
Syncarpia glomulifera	2	1%	Significant use
Total	43 of 168	26%	

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Table 5. Koala tree species for the Central Coast Koala management area

From Newcastle to Sutherland including Blue Mountains, Hawkesbury, Gosford, Sydney Councils

Common name	*Species name*
Preferred (primary) use	
White box	*Eucalyptus albens*
Blakely's red gum	*Eucalyptus blakelyi*
Coast grey box	*Eucalyptus bosistoana*
Large-fruited grey box	*Eucalyptus canaliculata*
Monkey gum	*Eucalyptus cypellocarpa*
Woollybutt	*Eucalyptus longifolia*
Yellow box	*Eucalyptus melliodora*
Tallowwood	*Eucalyptus microcorys*
Grey box	*Eucalyptus moluccana*
Parramatta red gum	*Eucalyptus parramattensis*
Small-fruited grey gum	*Eucalyptus propinqua*
Grey gum	*Eucalyptus punctata*
Swamp mahogany	*Eucalyptus robusta*
Forest red gum	*Eucalyptus tereticornis*
High use	
Beyer's ironbark	*Eucalyptus beyeriana*
River red gum	*Eucalyptus camaldulensis*
Mountain blue gum	*Eucalyptus deanei*
White stringybark	*Eucalyptus globoidea*
Flooded gum	*Eucalyptus grandis*
Craven grey box	*Eucalyptus largeana*
Grey ironbark	*Eucalyptus paniculata*
White-topped box	*Eucalyptus quadrangulata*
Significant use	
Forest oak	*Allocasuarina torulosa*
Smooth-barked apple	*Angophora costata*
Yellow bloodwood	*Corymbia eximia*
Red bloodwood	*Corymbia gummifera*
Bangalay	*Eucalyptus botryoides*

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Common name	*Species name*
Narrow-leaved ironbark	*Eucalyptus crebra*
Broad-leaved red ironbark	*Eucalyptus fibrosa*
Stringybark	*Eucalyptus oblonga*
Sydney peppermint	*Eucalyptus piperita*
Narrow-leaved scribbly gum	*Eucalyptus racemosa*
Red mahogany	*Eucalyptus resinifera*
Sydney blue gum	*Eucalyptus saligna*
Large-fruited red mahogany	*Eucalyptus scias*
Hard-leaved scribbly gum	*Eucalyptus sclerophylla*
Scribbly gum	*Eucalyptus signata*
Ribbon gum	*Eucalyptus viminalis*
Turpentine	*Syncarpia glomulifera*
Occasional use	
Black she-oak	*Allocasuarina littoralis*
Narrow-leaved apple	*Angophora bakeri*
Rough-barked apple	*Angophora floribunda*
Swamp oak	*Casuarina glauca*
Spotted gum	*Corymbia maculata*
White mahogany	*Eucalyptus acmenoides*
Blue-leaved stringybark	*Eucalyptus agglomerata*
Cabbage gum	*Eucalyptus amplifolia*
Camfield's stringybark	*Eucalyptus camfieldii*
Brown stringybark	*Eucalyptus capitellata*
Thick-leaved mahogany	*Eucalyptus carnea*
Yertchuk	*Eucalyptus consideniana*
Narrow-leaved or Thin-leaved stringybark	*Eucalyptus eugenioides*
Slaty red gum	*Eucalyptus glaucina*
Broad-leaved scribbly gum	*Eucalyptus haemastoma*
Eucalyptus imitans	*Eucalyptus imitans*
Red stringybark	*Eucalyptus macrorhyncha*
Brittle gum	*Eucalyptus michaeliana*
Blackbutt	*Eucalyptus pilularis*

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Common name	*Species name*
Grey ironbark	*Eucalyptus siderophloia*
Mugga ironbark	*Eucalyptus sideroxylon*
Silvertop ash	*Eucalyptus sieberi*
Narrow-leaved stringybark	*Eucalyptus sparsifolia*
Scaly bark	*Eucalyptus squamosa*
Bastard white mahogany	*Eucalyptus umbra*
Broad-leaved paperbark	*Melaleuca quinquenervia*

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1.7.3 Chapter 6 Water Catchments

6.6 Water quality and quantity

The site is located within the Georges River Catchment therefore this chapter of the SEPP applies.

(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following—

(a) whether the development will have a neutral or beneficial effect on the quality of water entering a waterway,

(b) whether the development will have an adverse impact on water flow in a natural waterbody,

(c) whether the development will increase the amount of stormwater run-off from a site,

(d) whether the development will incorporate on-site stormwater retention, infiltration or reuse,

(e) the impact of the development on the level and quality of the water table,

(f) the cumulative environmental impact of the development on the regulated catchment,

(g) whether the development makes adequate provision to protect the quality and quantity of ground water.

An Integrated Water Management Plan has been developed for this project by TTW (NBH-TTW-RPT-CI-000001 dated 20 March 2026). The following tables reproduced from the report identified the stormwater quality control results and that the post-development flows do not exceed pre-development.

Table 3. Stormwater Pollution treatment outcomes

Pollutant	ESD Target	MUSIC model result	Compliance
TSS	80%	89.7%	Yes
Gross Pollutants	85%	100%	Yes
TN	30%	47.3%	Yes
TP	30%	67.1%	Yes

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Table 2. Compliance with OSD requirements.

Design storm	Pre- development runoff	Post development runoff	Compliance with CCBC DCP 2023
1% AEP (100 year ARI)	1.76 m^3 / sec	Tank A: 0.73 Tank B: 0.46 Bypass: 0.32 **TOTAL: 1.51 m^3 / sec**	Yes
5% AEP (20 year ARI)	1.39 m^3 / sec	Tank A: 0.60 Tank B: 0.40 Bypass: 0.25 **TOTAL: 1.25 m^3 / sec**	Yes
10% AEP (10 year ARI)	1.23 m^3 / sec	Tank A: 0.56 Tank B: 0.37 Bypass: 0.22 **TOTAL: 1.15 m^3 / sec**	Yes
20% AEP (5 year ARI)	1.07 m^3 / sec	Tank A: 0.49 Tank B: 0.33 Bypass: 0.20 **TOTAL: 1.02 m^3 / sec**	Yes
50% AEP (1.4 year ARI)	0.81 m^3 / sec	Tank A: 0.39 Tank B: 0.26 Bypass: 0.15 **TOTAL: 0.80 m^3 / sec**	N/A

6.7 Aquatic ecology

(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following—

(a) whether the development will have a direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation,

(b) whether the development involves the clearing of riparian vegetation and, if so, whether the development will require—

(i) a controlled activity approval under the Water Management Act 2000, or

(ii) a permit under the Fisheries Management Act 1994,

(c) whether the development will minimise or avoid—

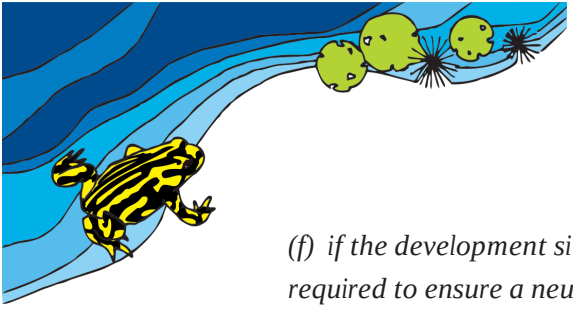
(i) the erosion of land abutting a natural waterbody, or

(ii) the sedimentation of a natural waterbody,

(d) whether the development will have an adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area,

(e) whether the development includes adequate safeguards and rehabilitation measures to protect aquatic ecology,

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(f) if the development site adjoins a natural waterbody—whether additional measures are required to ensure a neutral or beneficial effect on the water quality of the waterbody.

The proposed development does not occur in the vicinity of riparian ecology, wetlands or natural waterbodies, therefore the proposed development is not likely to adversely impact on these matters.

6.8 Flooding

(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the likely impact of the development on periodic flooding that benefits wetlands and other riverine ecosystems.

AE Response: Part of the subject land is mapped under the LEP as a flood planning area. The Proposal is not likely to have any adverse impact on flood levels or flows within the subject land. The proposed development does not occur in the vicinity of riparian ecology, wetlands or natural waterbodies and is unlikely to impact upon the periodic flooding that benefits wetlands and other riverine ecosystems.

6.9 Recreation and public access

(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider—

(a) the likely impact of the development on recreational land uses in the regulated catchment, and

(b) whether the development will maintain or improve public access to and around foreshores without adverse impact on natural waterbodies, watercourses, wetlands or riparian vegetation.

The proposed development will not affect public access to natural waterbodies, watercourses, wetlands or riparian vegetation.

6.10 Total catchment management

In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consult with the council of each adjacent or downstream local government area on which the development is likely to have an adverse environmental impact.

The proposed development is not likely to have an adverse environmental impact on water quality.

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1.8 State Environmental Planning Policy (Resilience and Hazards) 2021

The proposed development does not impact on land identified on a map gazetted under the SEPP (Resilience and Hazards) 2021.

1.9 Canterbury-Bankstown Local Environmental Plan 2023

1.9.1 Part 2 Permitted or Prohibited development

Zone SP2 Infrastructure

1 Objectives of zone

- *To provide for infrastructure and related uses.*
- *To prevent development that is not compatible with or that may detract from the provision of infrastructure.*

2 Permitted without consent

Nil

3 Permitted with consent

Aquaculture; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

4 Prohibited

Any development not specified in item 2 or 3

AE Response: The subject site is identified as SP2 Infrastructure (Educational Establishment). The proposed works do not fall under development that is ordinarily incidental or ancillary to development for that purpose under and educational establishment context. But does fall under SP2 Infrastructure (Health Services Facility).

1.9.2 5.21 Flood Planning

(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—

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(a) is compatible with the flood function and behaviour on the land, and

(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and

(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and

(d) incorporates appropriate measures to manage risk to life in the event of a flood, and

(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.

AE Response: Part of the subject land is mapped under the LEP as a flood planning area. The Proposal is not likely to have any adverse impact on flood levels or flows within the subject land. The proposed development does not occur in the vicinity of riparian ecology, wetlands or natural waterbodies and will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.

1.9.3 Acid sulfate soils

AE Response: The subject land is not mapped as containing acid sulfate soils.

1.9.4 6.4 Biodiversity

AE Response: The subject site is not mapped as "biodiversity" under the LEP, therefore the provisions of this section of the LEP does not apply.

1.10 Canterbury-Bankstown Development Control Plan 2023

1.10.1 Chapter 2.2 Flood Risk Management

AE Response: The subject site is identified as a flood planning area (Clause 7A(1)). Development must be consistent with this chapter of the DCP to ensure the proposed activity is subject to minimal risk.

1.10.2 Chapter 2.3 Tree Management

AE Response: An arboriculture assessment has been carried out by Abel Ecology for all tree removal or retention to occur as a result of the proposed activity.

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1.11 Information sources

- Abel Ecology (2026). *Arboricultural Impact Assessment (SSD) for Capital Insight 490 Chapel Road, Bankstown NSW 2200 Lot 1 DP853675*. AE26-2916-ARB-DR-A
- BAM 2020
- BioNet TBDC
- BioNet Vegetation Classification

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2. Methods

2.1 Site context methods

2.1.1 Landscape features

A walk over of the subject land was undertaken to confirm the extent and condition of landscape features.

2.1.2 Native vegetation cover

Desktop aerial imagery assessment and site assessment was used to determine the native vegetation cover on the subject land.

2.2 Native vegetation, threatened ecological communities and vegetation integrity methods

2.2.1 Existing information

Review of SVTM C2.0M2.1 Tozer, BioNet Vegetation Classification.

2.2.2 Mapping native vegetation extent

Site walkover and plot-based assessment was conducted to determine the extent of native vegetation within the subject land.

2.2.3 Plot-based vegetation survey

The systematic plot-based floristic vegetation survey requirements as per BAM subsection 4.2.1 are one (1) plot per vegetation zone. Zone 1 0.07 ha of CPW, Zone 2 does not require plot-based floristic assessment as it is assessed under the streamlined planted native vegetation module. Vegetation was sampled as per these requirements (Figure 5) refer to section 2.3.3.

It should be noted that due to the nature of Zone 1 (single standing trees) it was not feasible for the plot-based floristic vegetation survey to be restricted wholly within that zone. Therefore, the plot sampled beyond Zone 1 but in the regular 20x20 format to provide a representative format for the extent and quality of the vegetation on the subject land.

2.2.4 Vegetation integrity survey

The vegetation integrity survey requirements as per BAM subsection 4.2.1 are one (1) plot per vegetation zone. Zone 1 0.7 ha of CPW, Zone 2 does not require vegetation integrity survey as it is assessed under the streamlined planted native vegetation module. Vegetation was sampled as per these requirements (Figure 5) refer to section 2.3.3.

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It should be noted that due to the nature of Zone 1 (two standing trees) it was not feasible for the vegetation integrity survey to be restricted wholly within that zone. Therefore, the plot sampled beyond Zone 1 but in the regular 20x50 format to provide a representative value for the extent and quality of the vegetation on the subject land.

A BAM plot was completed on the 7th of November 2025 along the southeastern boundary of the subject land.



Figure 6. BAM Plot Survey Location

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2.3 Threatened flora survey methods

2.3.1 Review of existing information

A review of BioNet atlas Records for within 5 km of the subject land since 1 January 2000 was conducted.

A review of the threatened species association with PCTs was also conducted using the BAM-C and BioNet TBDC.

ScientificName	CommonName	NSWStatus	CommStatus
Marsdenia viridiflora subsp. viridiflora	Marsdenia viridiflora R. Br. subsp. viridiflora population in the Bankstown, Blacktown, Camden, Campbelltown, Fairfield, Holroyd, Liverpool and Penrith local government areas	E2	
Wahlenbergia multicaulis	Tadgell's Bluebell in the local government areas of Auburn, Bankstown, Baulkham Hills, Canterbury, Hornsby, Parramatta and Strathfield	E2	
Wilsonia backhousei	Narrow-leafed Wilsonia	V	
Hibbertia fumana		E4A	
Hibbertia puberula		E1	
Hibbertia sp. Bankstown		E4A	CE
Epacris purpurascens var. purpurascens	V		
Pultenaea pedunculata	Matted Bush-pea	E1	
Acacia prominens	Gosford Wattle, Hurstville and Kogarah Local Government Areas	E2	
Acacia pubescens	Downy Wattle	V	V

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ScientificName	CommonName	NSWStatus	CommStatus
Callistemon linearifolius	Netted Bottle Brush	V,3	
Eucalyptus nicholii	Narrow-leaved Black Peppermint	V	V
Eucalyptus scoparia	Wallangarra White Gum	E1	V
Rhodamnia rubescens	Scrub Turpentine	E4A	CE
Syzygium paniculatum	Magenta Lilly Pilly	V	V
Grevillea beadleana	Beadle's Grevillea	E1,3	E
Macadamia integrifolia	Macadamia Nut		V
Pomaderris prunifolia	P. prunifolia in the Parramatta, Auburn, Strathfield and Bankstown Local Government Areas	E2	
Pimelea spicata	Spiked Rice-flower	E1	E

2.3.2 Habitat constraints assessment

No assessment of habitat constraints were undertaken for flora species, and the subject land was deemed as sufficient for the threatened flora.

2.3.3 Field surveys

Targeted species parallel transverse surveys were conducted for the threatened flora species in alignment with the guidelines for surveying threatened plants and their habitats (BAM guideline, 2020). Target threatened flora transect surveys undertaken in zone 1 were completed on the 28th of October 2025 and 3rd December 2025, no targeted threatened plant species were observed during these surveys. See Table 6 for further details.

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Figure 7. Flora Field Survey Locations

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2.4 Threatened fauna survey methods

2.4.1 Review of existing information

A review of BioNet atlas Records for within 5 km of the subject land since 1 January 2000 was conducted.

A review of the threatened species association with PCTs was also conducted using the BAM-C and BioNet TBDC.

ScientificName	CommonName	NSWStatus	CommStatus
Litoria aurea	Green and Golden Bell Frog	E1,P	V
Stictonetta naevosa	Freckled Duck	V,P	
Hirundapus caudacutus	White-throated Needletail	V,P	V,C,J,K
Ephippiorhynchus asiaticus	Black-necked Stork	E1,P	
Haliaeetus leucogaster	White-bellied Sea-Eagle	V,P	
Hieraaetus morphnoides	Little Eagle	V,P	
Lophoictinia isura	Square-tailed Kite	V,P,3	
Pandion cristatus	Eastern Osprey	V,P,3	
Falco subniger	Black Falcon	V,P	
Pluvialis squatarola	Grey Plover	V,P	V,C,J,K
Gallinago hardwickii	Latham's Snipe	V,P	V,J,K
Limosa limosa	Black-tailed Godwit	E1,P	E,C,J,K
Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	V,P,2	V
Lophochroa leadbeateri	Pink Cockatoo	V,P,2	E
Lathamus discolor	Swift Parrot	E1,P	CE
Neophema pulchella	Turquoise Parrot	V,P,3	
Parvipsitta pusilla	Little Lorikeet	V,P	
Ninox strenua	Powerful Owl	V,P,3	
Tyto novaehollandiae	Masked Owl	V,P,3	
Anthochaera phrygia	Regent Honeyeater	E4A,P,2	CE
Daphoenositta chrysoptera	Varied Sittella	V,P	
Artamus cyanopterus cyanopterus	Dusky Woodswallow	V,P	
Petroica boodang	Scarlet Robin	V,P	
Petroica phoenicea	Flame Robin	V,P	

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ScientificName	CommonName	NSWStatus	CommStatus
Phascolarctos cinereus	Koala	E1,P	E
Pteropus poliocephalus	Grey-headed Flying-fox	V,P	V
Saccolaimus flaviventris	Yellow-bellied Sheathtail-bat	V,P	
Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	V,P	
Chalinolobus dwyeri	Large-eared Pied Bat	E1,P	E
Falsistrellus tasmaniensis	Eastern False Pipistrelle	V,P	
Myotis macropus	Southern Myotis	V,P	
Scoteanax rueppellii	Greater Broad-nosed Bat	V,P	
Miniopterus australis	Little Bent-winged Bat	V,P	
Miniopterus orianae oceanensis	Large Bent-winged Bat	V,P	
Meridolum corneovirens	Cumberland Plain Land Snail	E1	

Previous ultrasonic detector field surveys by conducted by Abel Ecology in 18-22/3/2022 and assessed by ECHO Ecology and Surveying:

A total of 364 call sequences were recorded, of which 179 call sequences were able to be analysed (ie were not 'noise' files or bat calls of short length). Of the bat calls, 64 call sequences (36 %) were able to be confidently identified (those classified as either definite or probable identifications) to species level (Table 3-1). Species recorded confidently within the site include:

- *Chalinolobus gouldii* (Gould's Wattled Bat)

Additionally, the following bat species potentially occurred within the site, but could not be confidently identified (those calls classified as possible or as a species group):

- *Micronomus norfolkensis* (Eastern coastal Free-tailed Bat)
- *Miniopterus orianae oceanensis* (Eastern Bent-winged Bat)
- *Ozimops ridei* (Ride's Free-tailed Bat)
- *Scoteanax rueppellii* (Greater Broad-nosed Bat)
- *Vespadelus darlingtoni* (Large Forest Bat)
- *Vespadelus regulus* (Southern Forest Bat)

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A low number (<5) of possible calls of Eastern Coastal Free-tailed Bat (*Micronomus norfolkensis*) were recorded on the subject land, in a species complex with common species; Gould's Wattled Bat (*Chalinolobus gouldii*) and Ride's Free-tailed Bat (*Ozimops ridei*). It is unlikely that the calls recorded were of Eastern Coastal Free-tailed Bat (*Micronomus norfolkensis*), and more likely Gould's Wattled Bat (*Chalinolobus gouldii*) as it has been confidently identified by other calls.

A low number (<2) of possible calls of Greater Broad-nosed Bat (*Scoteanax rueppellii*) were recorded on the subject land, in a species complex with common species; Gould's Wattled Bat (*Chalinolobus gouldii*). It is unlikely that the calls recorded were of Greater Broad-nosed Bat (*Scoteanax rueppellii*), and more likely Gould's Wattled Bat (*Chalinolobus gouldii*) as it has been confidently identified by other calls.

A low number (<5) of possible calls of Large Bent-winged Bat (*Miniopterus orianae oceansis*) were recorded on the subject land, in a species complex with common species; Large Forest Bat (*Vespadelus darlingtoni)* and Southern Forest Bat (*Vespadelus regulus*). It is unlikely that the calls recorded were of Greater Broad-nosed Bat (*Scoteanax rueppellii*), and more likely one of the more common species Large Forest Bat (*Vespadelus darlingtoni)* or Southern Forest Bat (*Vespadelus regulus*).

2.4.2 Habitat constraints assessment

Desktop analysis of the assessment area and field surveys on the subject land were undertaken to determine the presence of habitat requirements for Large-eared Pied Bat (*Chalinolobus dwyeri*), Little Bent-winged Bat (*Miniopterus australis*) and Large Bent-winged Bat (*Miniopterus orianae oceansis*). Using Elvis – Elevation and Depth Foundation Spatial no cliffs or rocky areas containing caves, tunnels, mines, culverts, or other structures known for breeding, were observed on the subject land or within two (2) kilometres (Figure 13) Therefore, Large-eared Pied Bat (*Chalinolobus dwyeri*), Little Bent-winged Bat (*Miniopterus australis*) and Large Bent-winged Bat (*Miniopterus orianae oceansis*) were discounted as potential candidate threatened species for species credits due to lack of required breeding habitat.

No karsts or caves were observed on the subject land. Stick nests and hollow bearing trees were both observed during field survey efforts. All species that have habitat constraints of karsts or caves were removed from the assessment.

2.4.3 Field surveys

No target field surveys were conducted for threatened fauna in Zone 1 (PCT 3220). Opportunistic surveys were undertaken in Zone 2 (Planted vegetation) on 28th October 2025 and 3rd December 2025.

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2.5 Weather conditions

Table 6. Environmental conditions during threatened species surveys

Survey undertaken (e.g. method / targeted species)	Date	Time	Temperature (min. & max.)	Wind (light, mod...)	Rainfall (mm)	Other conditions relevant to the species
Transects *Eucalyptus benthamii*-Camden White Gum *Micromyrtus minutiflora* *Pterostylis Saxicola*-Sydney Plains Greenhood	28/10/2025	11:00-12:15	Max 17.9°C Min 12.9°C	light	None	NA
Transects *Eucalyptus benthamii*-Camden White Gum *Micromyrtus minutiflora* *Deyeuxia appressa*	3/12/2025	10:00-11:30	Max 29.8°C Min 11.3°C	light	None	NA

2.6 Limitations

Surveys were undertaken for multiple flora species simultaneously, this is because the search area is small and within formal garden beds with sparse ground covers.

Licences:

NPWS s132C Scientific licence number is SL100780
NPWS GIS data licence number is CON95034
NSW Dept of Primary Industries Secretary's Animal Care and Ethics Committee Approval: 18/575
NSW Dept of Primary Industries Animal Research Authority. Accreditation No: 84207

Datafiles submitted with BDAR are retained at Abel Ecology.

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3. Site context

3.1 Assessment area

The assessment area with a 1500 m buffer around the subject land is approximately 860 ha. The assessment area is in Bankstown (Figure 8).

3.2 Landscape features

3.2.1 IBRA bioregions and IBRA subregions

The Interim Biogeographic Regionalisation for Australia (IBRA) bioregions for this subject land and assessment area is Sydney Basin

The IBRA subregions within the subject land and assessment area is Cumberland (Figure 8).

3.2.2 Rivers, streams, estuaries and wetlands

There are no rivers, streams, estuaries and wetlands on, adjacent to, and downstream of, the subject land. Within the assessment area there is one first order stream 1 km south of the subject land (Figure 8).

3.2.3 Habitat connectivity

The assessment area is within the urban heart of Sydney, only small, isolated patches of habitat remain. Any connectivity is provided by limited street trees and landscaping (Figure 8).

3.2.4 Karst, caves, crevices, cliffs, rocks or other geological features of significance

There are no karst, caves, crevices, cliffs, rocks or other geological features of significance within the subject land and assessment area (Figure 9).

3.2.5 Areas of outstanding biodiversity value

There are no areas of outstanding biodiversity value, as identified under the *BC Act*, within the subject land and assessment area.

3.2.6 NSW (Mitchell) landscape

The NSW (Mitchell) landscapes within the subject land and assessment area is Ashfield Plans

3.2.7 Additional landscape features identified in SEARs

No Additional landscape features identified in SEARs.

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Figure 8. Landscape features in assessment area

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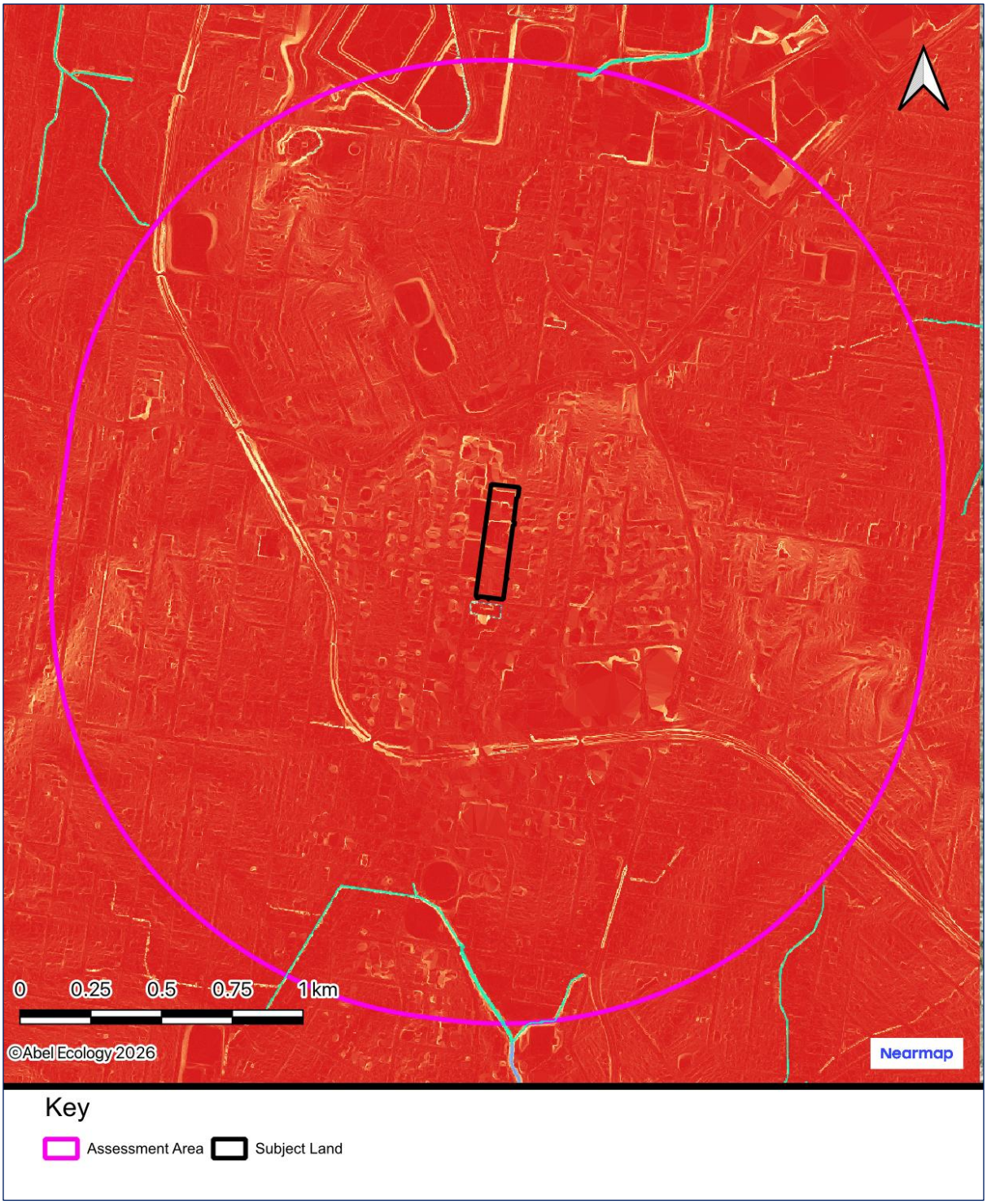


Figure 9. Karsts, Caves, Cliffs

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3.3 Native vegetation cover

There is minimal native vegetation cover within the assessment area. Native vegetation within the assessment area consists of small patches of Castlereagh Ironbark Forest and Sydney Turpentine Ironbark Forest. Native vegetation cover was determined using SVTM mapping C2.0M2.1. SVTM listed as 'Not classified' were excluded from native vegetation cover extent in the assessment area. Figure 8 shows native vegetation cover within the assessment area. Table 7 summarises the extent of native vegetation cover within the assessment area.

Table 7. Native vegetation cover in the assessment area

Assessment area (ha)	860
Total area of native vegetation cover (ha)	3.03
Percentage of native vegetation cover (%)	0.4%
Class (0-10, >10-30, >30-70 or >70%)	0-10

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4. Native vegetation, threatened ecological communities and vegetation integrity

4.1 Native vegetation extent

Native vegetation cover was determined using SVTM mapping C2.0M2.1. SVTM listed as 'Not classified'(Figure 11). The native vegetation on the subject land occurs as isolated trees (T13, T23 and T203) that are likely remnants belonging to the PCT Cumberland Shale Plains woodland (Figure 10). The remainder of the subject land consists of planted landscaping which is a mixture of native and exotic planted species.

4.1.1 Changes to the mapped native vegetation (PCT) extent

The extent of native vegetation is different to that in the SVTM C2.0M2.1 in that there are four trees T13, T23 and T203 that are likely remnants belonging to PCT Cumberland Shale Plains woodland. The SVTM C2.0M2.1 indicates there is no native vegetation (PCT) on the subject land.

4.1.2 Areas that are not native vegetation (non-PCT)

Areas of the subject land that are not native vegetation (non-PCTs) are planted native vegetation, not aligning with a known PCT that occurs within zone 2, planted exotic vegetation and buildings, carparks and areas that have been demolished under the existing approval.

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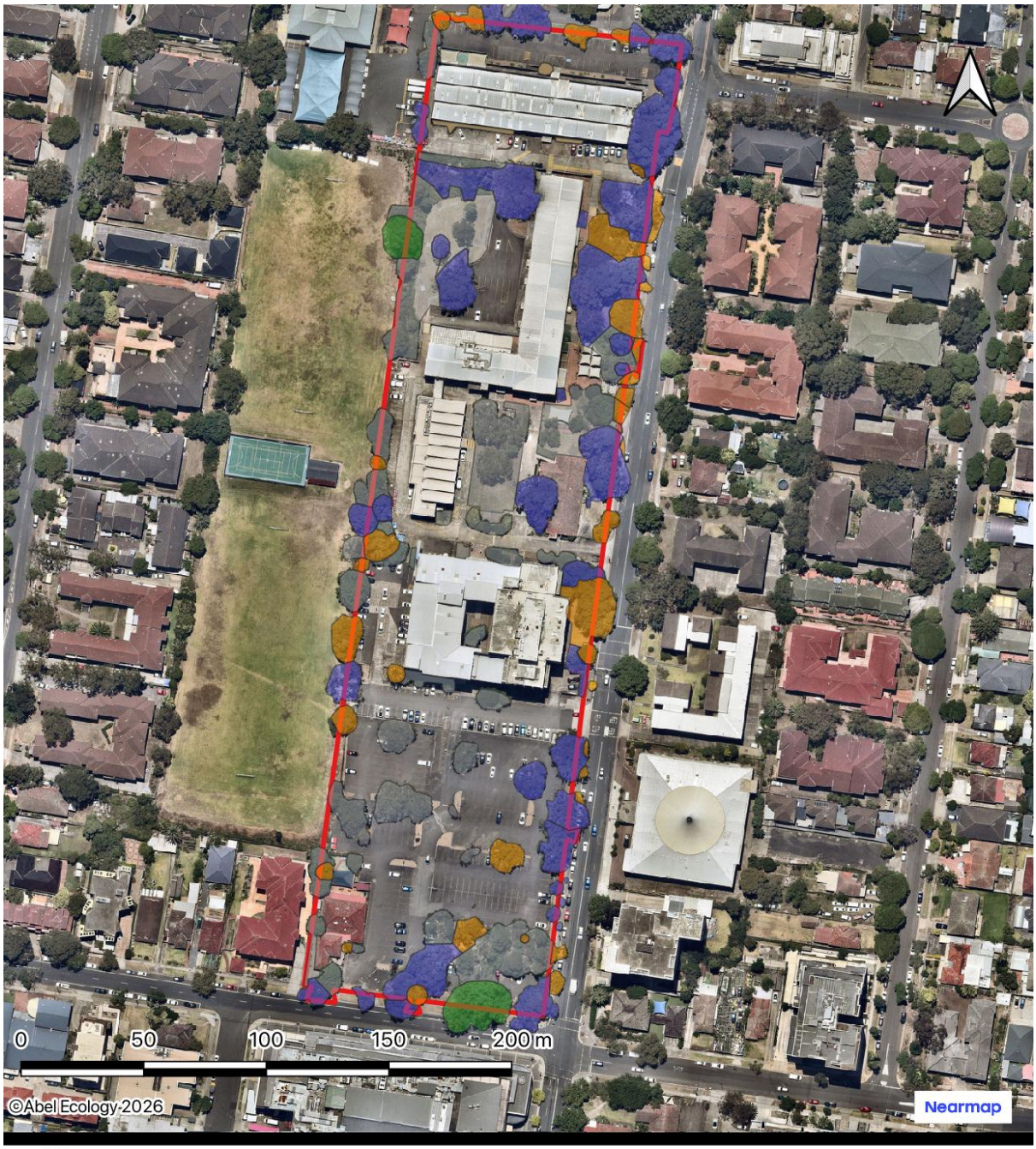


Figure 10. Native vegetation extent on the subject land

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Figure 11. State Vegetation Type Map

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4.2 Plant community types

4.2.1 Overview

One (1) PCT has been assigned within the BioNet Vegetation Classification map for the assessment area. Tree species such as *Eucalyptus tereticornis* (T13 & T23) and *Eucalyptus moluccana* (T203) align with the PCT Cumberland Shale Plains Woodland (3320) The extent of the PCT is shown in Figure 10. Detailed descriptions of each PCT are provided in the following subsections.

Table 8. PCTs identified within the subject land

PCT ID	PCT name	Subject land area (ha)
3320	Cumberland Shale Plains Woodland	0.07
	Total area	0.07

4.2.2 3320 Cumberland Shale Plains Woodland

4.2.2.1 PCT overview

Table 9. PCT 3320 Cumberland Shale Plains Woodland

PCT ID	3320
PCT name	Cumberland Shale Plains Woodland
Vegetation formation	Grassy Woodlands
Vegetation class	Coastal Valley Grassy Woodland
Per cent cleared value (%)	93
Extent within subject land (ha)	0.07

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Photo 1. PCT 3320 Cumberland Shale Plains Woodland

4.2.2.2 Condition states

Zone 1 occurs in a single condition state of remnant trees within wider formal landscaping.

4.2.2.3 Justification of PCT selection

We used the BioNet Vegetation Classification database (NSW DCCEEW 2024) to identify PCTs which matched the geographic distribution (based upon IBRA subregions), vegetation formation and floristics of vegetation within the subject land, together with previous vegetation mapping. An initial

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filtering was carried out based on the vegetation form for the subject land the IBRA Bioregion (Sydney) and Subregion (Cumberland) and the LGA (Canterbury-Bankstown). A further filtering was carried out based on limited canopy (*E. moluccana* and *E. tereticornis*). This yielded a list of the following PCTs for the sclerophyll woodland:

- PCT 3262 Sydney Turpentine Ironbark Forest
- PCT 3320 Cumberland Shale Plains Woodland
- PCT 3448 Castlereagh Ironbark Forest
- PCT 4024 Cumberland Blue Box Riverflat Forest

PCT 4024 Cumberland Blue Box Riverflat Forest can be ruled out as the subject land is not within close proximity of a water course.

PCT 3262 Sydney Turpentine Ironbark Forest is then the next weakest fit, as the remnant trees occur at low frequencies within this PCT compared to PCT 3320 Cumberland Shale Plains Woodland and PCT 3448 Castlereagh Ironbark Forest.

The Soil Landscapes – Central & Eastern NSW Profiles which overlap the subject land are Glenorie (9130gn) and Blacktown (9030bt), both of these soil landscapes are characterised by shale derived soils with little to no gravel influence.

Therefore, based on the soil mapping for the subject site, 3448 Castlereagh Ironbark Forest is less likely to best fit PCT for the remnant vegetation on the subject land

Thus, PCT 3320 Cumberland Shale Plains Woodland is determined to be the best fit for the remnant vegetation on the subject land (in Zone 1).

4.2.2.4 Alignment with TECs

PCT 3320 Cumberland Shale Plains Woodland is associated with two (2) TECs listed under the *BC Act* ; Cumberland Plain Woodland in the Sydney Basin Bioregion and BC listed: Shale Gravel Transition Forest in the Sydney Basin Bioregion.

Due to a lack of evidence, other than the soil mapping, the vegetation in Zone 1 has been assigned to the TEC Cumberland Plain Woodland in the Sydney Basin Bioregion.

4.2.2.5 Alignment with EPBC Act listed ECs

Cumberland Shale Plains Woodland (3320) is associated with an EC listed under the *EPBC Act* within the BioNet Vegetation Classification. EPBC listed: Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest. However, these trees do not makeup >50% of the tree cover on the subject land they do not meet the criteria for the EPBC listed EC Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest.

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4.3 Threatened ecological communities

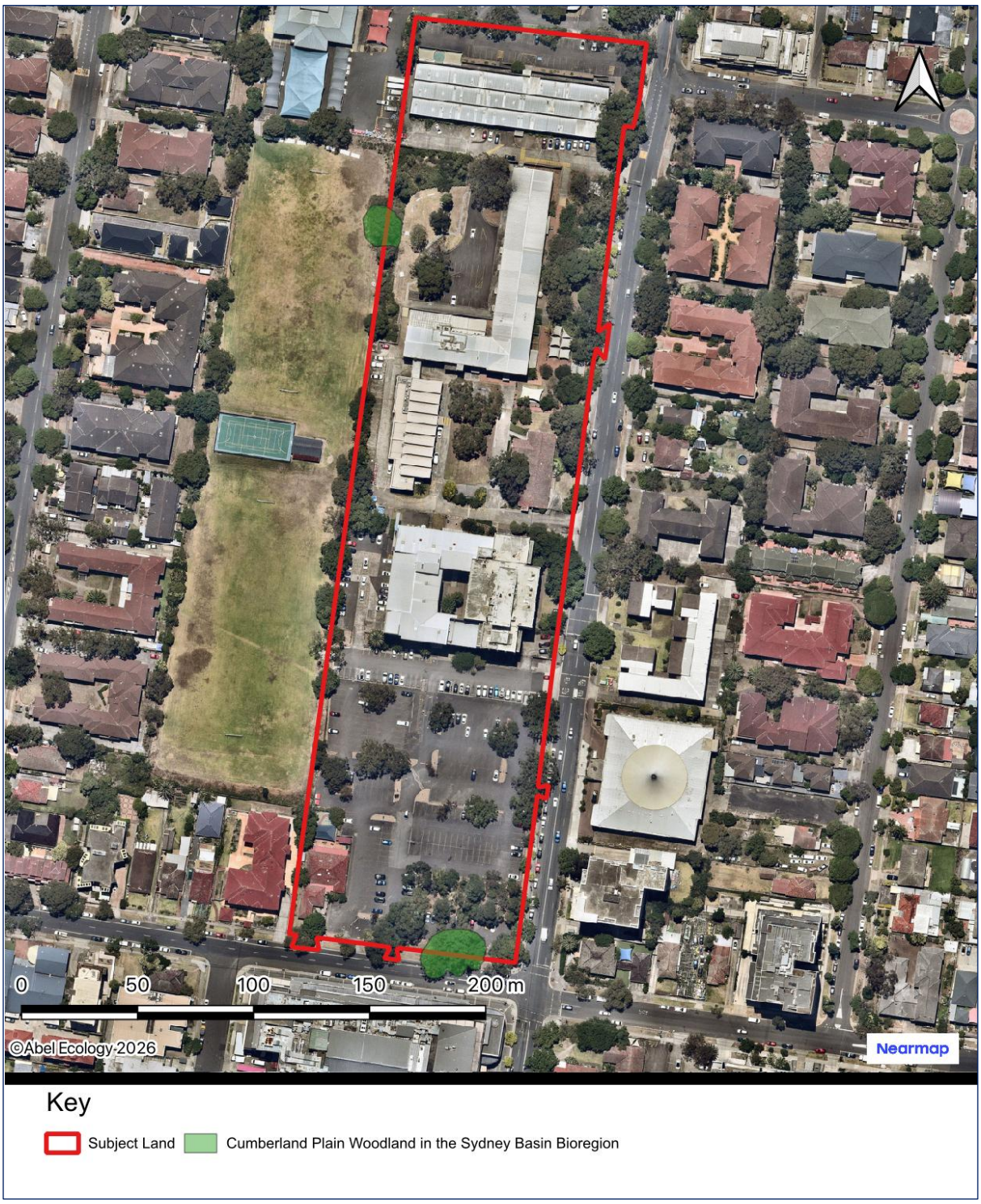


Figure 12. Threatened ecological communities TEC on subject land

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Table 10. TECs within the subject land

TEC name	Profile ID (from TBDC)	BC Act status	EPBC Act status	Associated vegetation zones within the subject land	Area within subject land (ha)
Cumberland Plain Woodland in the Sydney Basin Bioregion	10191	CEEC	Not listed	Zone 1	0.07

4.4 Vegetation zones

The subject land has been split into two (2) zones; zone 1 is the three (3) remnant trees (T13, T23 & T203) which have been assigned to PCT 3320 Cumberland Shale Plains Woodland and is delineated by their driplines. Zone 2 is the rest of the planted native (NSW) vegetation within the mixed native and exotic formal landscaping.

Patch sizes were classified according to section 4.3.2 of BAM 2020, where a patch is continuous, where there is a gap of less than 100 m from the next area of native vegetation (for woody ecosystems) or 30 m for non-wood vegetation. There is minimal native vegetation in the subject land and the assessment area. The entirety of zone 1 is 0.07 ha which is not connected to any other areas of native vegetation. As such the patch is technically 0.07 ha. A patch size of 1 was entered into the BAM-C as otherwise a patch size of 0 occurs. Refer to Figure 13 Vegetation zones and Table 11 vegetation zones and patch sizes.

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Figure 13. Vegetation zones

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Table 11. Vegetation zones and patch sizes

Vegetation zone ID	PCT ID number and name	Condition / other defining feature	Area (ha)	Patch size class (select multiple if areas of native vegetation are discontinuous)	No. vegetation integrity plots required	No. vegetation integrity plots completed	No. vegetation integrity plots used in assessment	Plot IDs of vegetation integrity plots used in assessment
Zone 1	3320 – Cumberland Shale Plains Woodland	Remnant Canopy Trees T13, T23 & T203	0.07	☒ <5 ha ☐ 5–24 ha ☐ 25–100 ha ☐ >100 ha	1	1	1	Plot 1
Zone 2	N/A – Planted native vegetation	formal landscape plantings	0.66	N/A	N/A	N/A	N/A	N/A

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4.5 Vegetation integrity (vegetation condition)

4.5.1 Vegetation integrity survey plots

The minimum number of plots have been conducted in accordance with BAM Table 3 for Zone 1. As per the Streamlined assessment module planted native vegetation (DPE 2022) no plots are required to be undertaken in zone 2.

4.5.2 Scores

Table 12. Vegetation integrity scores

Vegetation zone ID	Composition condition score	Structure condition score	Function condition score (where relevant)	Vegetation integrity score	Hollow bearing trees present?
Zone 1 PCT 3320	10.5	34.6	78.8	30.6	No
Zone 2 Planted Native Vegetation	N/A	N/A	N/A	N/A	Yes

4.5.3 Use of benchmark data

The benchmark data 1.2 that was used to assess vegetation integrity attributes in each zone is version 65 within the BAM credit calculator.

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5. Habitat suitability for threatened species

5.1 Identification of threatened species for assessment

5.1.1 Ecosystem credit species

Table 13. Predicted ecosystem credit species

Scientific name	Common name	Listing status		Dual credit species	Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID species retained within, including PCT ID	Sensitivity to gain class
		BC Act	EPBC Act						
Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Critically Endangered	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes		Zone 1 (Zone 2 – potential foraging habitat)	High
Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Listed	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes		Zone 1 (Zone 2 – potential foraging habitat)	Moderate

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Scientific name	Common name	Listing status		Dual credit species	Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID species retained within, including PCT ID	Sensitivity to gain class
		BC Act	EPBC Act						
Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	Vulnerable	Vulnerable	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	Other;Presence of Allocasuarina and casuarina species -No		High
Chthonicola sagittata	Speckled Warbler	Vulnerable	Not Listed	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	Vegetation is degraded with no shrub or ground layer in an urban carpark/ TAFE grounds		High
Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Vulnerable	Vulnerable	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes		Zone 1 (Zone 2 – potential foraging habitat)	High

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Scientific name	Common name	Listing status		Dual credit species	Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID species retained within, including PCT ID	Sensitivity to gain class
		BC Act	EPBC Act						
Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Endangered	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	Vegetation is degraded with no shrub or ground layer in an urban carpark/ TAFE grounds		High
Ephippiorhynchus asiaticus	Black-necked Stork	Endangered	Not Listed	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	Habitat constraints: Swamps; Shallow, open freshwater or saline wetlands or shallow edges of deeper wetlands within 300m of these swamps Waterbodies; Shallow lakes, lake margins and estuaries within		Moderate

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Scientific name	Common name	Listing status		Dual credit species	Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID species retained within, including PCT ID	Sensitivity to gain class
		BC Act	EPBC Act						
							300m of these waterbodies		
Falco subniger	Black Falcon	Vulnerable	Not Listed	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes		Zone 1 (Zone 2 – potential foraging habitat)	Moderate
Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Listed	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes		Zone 1 (Zone 2 – potential foraging habitat)	High
Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Listed	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	Habitat constraints: Waterbodies; within 1km of a rivers, lakes, large dams or creeks,		High

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Scientific name	Common name	Listing status		Dual credit species	Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID species retained within, including PCT ID	Sensitivity to gain class
		BC Act	EPBC Act						
							wetlands and coastlines		
Hirundapus caudacutus	White-throated Needletail	Vulnerable	Vulnerable	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes		Zone 1 (Zone 2 – potential foraging habitat)	High
Lathamus discolor	Swift Parrot	Endangered	Critically Endangered	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes		Zone 1 (Zone 2 – potential foraging habitat)	Moderate
Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Vulnerable	Not Listed	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes		Zone 1 (Zone 2 – potential foraging habitat)	High

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Scientific name	Common name	Listing status		Dual credit species	Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID species retained within, including PCT ID	Sensitivity to gain class
		BC Act	EPBC Act						
Miniopterus australis	Little Bent-winged Bat	Vulnerable	Not Listed	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes		Zone 1 (Zone 2 – potential foraging habitat)	High
Miniopterus orianae oceanensis	Large Bent-winged Bat	Vulnerable	Not Listed	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes		Zone 1 PCT 3220 foraging & Zone 2 – potential foraging habitat	High
Pandion cristatus	Eastern Osprey	Vulnerable	Not Listed	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	No open bodies of water for fishing (Threatened Species Profile)		Moderate

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Scientific name	Common name	Listing status		Dual credit species	Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID species retained within, including PCT ID	Sensitivity to gain class
		BC Act	EPBC Act						
Petroica boodang	Scarlet Robin	Vulnerable	Not Listed	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes		Zone 1 PCT 3220 foraging & Zone 2 – potential foraging habitat	Moderate
Petroica phoenicea	Flame Robin	Vulnerable	Not Listed	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes		Zone 1 PCT 3220 foraging & Zone 2 – potential foraging habitat	Moderate
Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Vulnerable	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey	Yes		Zone 1 PCT 3220 foraging &	High

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Scientific name	Common name	Listing status		Dual credit species	Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID species retained within, including PCT ID	Sensitivity to gain class
		BC Act	EPBC Act						
					☐ Current survey			Zone 2 – potential foraging habitat	
Stagonopleura guttata	Diamond Firetail	Vulnerable	Vulnerable	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No		Zone 1 PCT 3220 foraging & Zone 2 – potential foraging habitat	Moderate

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Table 14. Candidate flora species credit species

Scientific name	Common name	Listing status		Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID species retained within, including PCT ID
		BC Act	EPBC Act				
Deyeuxia appressa	Deyeuxia appressa	Endangered	Endangered	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	Only known from a restricted section of the Salt Pan Creek, a branch of the Georges River. The record in Killara has been erroneously attributed to that location. As they the subject land and this species both occur in the Georges River catchment surveys were under taken.	Zone 1 PCT 3320
Eucalyptus benthamii	Camden White Gum	Critically Endangered	Vulnerable	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes		Zone 1 PCT 3320
Micromyrtus minutiflora	Micromyrtus minutiflora	Endangered	Vulnerable	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes		Zone 1 PCT 3320

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Scientific name	Common name	Listing status		Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID species retained within, including PCT ID
		BC Act	EPBC Act				
Pterostylis saxicola	Sydney Plains Greenhood	Endangered	Endangered	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes		Zone 1 PCT 3320

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Table 15. Candidate fauna species credit species

Scientific name	Common name	Listing status		Dual credit species	Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID species retained within, including PCT ID
		BC Act	EPBC Act					
Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Critically Endangered	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	Subject land is not within the important habitat mapping for this species.	
Lathamus discolor	Swift Parrot	Endangered	Critically Endangered	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	Subject land is not within the important habitat mapping for this species.	

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5.2 Presence of candidate species credit species

Table 16. Determining the presence of candidate flora species credit species on the subject land

Common name	*Scientific name*	Listing status		Method used to determine presence	Present?	Further assessment required? (BAM Subsections 5.2.5 and 5.2.6)
		BC Act	EPBC Act			
Deyeuxia appressa	*Deyeuxia appressa*	Endangered	Endangered	Targeted threatened species survey	No	No
Camden White Gum	*Eucalyptus benthamii*	Critically Endangered	Vulnerable	Targeted threatened species survey	No	No
Micromyrtus minutiflora	*Micromyrtus minutiflora*	Endangered	Vulnerable	Targeted threatened species survey	No	No
Sydney Plains Greenhood	*Pterostylis saxicola*	Endangered	Endangered	Targeted threatened species survey	No	No

Table 17. Determining the presence of candidate fauna species credit species on the subject land

Common name	*Scientific name*	Listing status		Method used to determine presence	Present?	Further assessment required? (BAM Subsections 5.2.5 and 5.2.6)
		BC Act	EPBC Act			
Not Applicable						

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5.3 Threatened species surveys

Table 18. Threatened species surveys for candidate flora species credit species on the subject land

Scientific name	Common name	Threatened flora species surveys				Present	Further assessment required (BAM Subsections 5.2.5 and 5.2.6)
		Survey method (transects or grids)	Timing of survey – within recommended period? (BAM-C / TBDC)		Effort (hours & no. people)		
Deyeuxia appressa	*Deyeuxia appressa*	transects	☒ Yes 3/12/2025 10:00-11:30	☐ No	1 person x 1.5 hrs	No	No
Eucalyptus benthamii	Camden White Gum	transects	☒ Yes 28/10/2025 11:00-12:15 3/12/2025 10:00-11:30	☐ No	1 person x 2.75 hrs	No	No
Micromyrtus minutiflora	*Micromyrtus minutiflora*	transects	☒ Yes 28/10/2025 11:00-12:15 3/12/2025 10:00-11:30	☐ No	1 person x 2.75 hrs	No	No

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Scientific name	Common name	Threatened flora species surveys				Present	Further assessment required (BAM Subsections 5.2.5 and 5.2.6)
		Survey method (transects or grids)	Timing of survey – within recommended period? (BAM-C / TBDC)		Effort (hours & no. people)		
Pterostylis saxicola	Sydney Plains Greenhood	transects	☒ Yes 28/10/ 2025 11:00-12:15	☐ No	1 person x 2.33 hrs	No	No

Although *Micromyrtus minutiflora* requires 3 surveys 2 months apart for confident identification (due to requiring flowers). Only 2 surveys were conducted as no plants were identified that are similar to *Micromyrtus minutiflora (*no *Micromyrtus sp.* found).

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Figure 14. Flora Surveys

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Table 19. Threatened species surveys for candidate fauna species credit species on the subject land

Common name	*Scientific name*	Threatened fauna species surveys			Present	Further assessment required (BAM Subsections 5.2.5 and 5.2.6)
		Survey method (e.g. harp trap, Elliott trap, bioacoustics, etc.)	Timing of survey – within recommended period? (BAM-C / TBDC)	Effort (hours & no. people)		
Not Applicable			☐ Yes ☐ No			

5.2 Zone 2 Planted Vegetation Threatened Species Habitat Assessment.

Multiple Wallangarra White Gum (*Eucalyptus scoparia*) are planted within Zone 2. *E. scoparia* are listed as endangered under the *BC Act* and Vulnerable under the *EPBC Act*, in their natural range (northern NSW). As they are planted well outside their natural range and considered an exempt species under the Canterbury-Bankstown DCP, no further considerations are provided for these trees.

Habitat features within the planted vegetation include: hollows in tree T157 and T267, Corvid stick nests in trees T203, Ibis next in tree T113 and birds nests in T252 and T23. See Figure 15.

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Figure 15. Habitat features on subject land

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Figure 16. Hollow T267

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5.4 Expert reports

No expert reports were sought.

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5.5 Area or count, and location of suitable habitat for a species credit species (a species polygon)

Table 20. Results for present species (recorded within the subject land)

Common name	*Scientific name*	Biodiversity risk weighting (BAM-C & TBDC*)	SAII entity** (BAM-C & TBDC)	Habitat constraints / microhabitats present on the subject land / vegetation zone	Abundance – No. individual plants present on subject land (flora with unit of measure of count)	Extent (ha) of suitable habitat present on site (flora or fauna with unit of measure of area)	TBDC species specific recommendations e.g. buffers, general comments (where relevant)	Habitat condition (vegetation integrity score for each vegetation zone in the polygon – area species only)
No threatened species recorded on the subject land.								

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Table 21. Results for *EPBC Act* listed species present (recorded within the subject land)

Common name	*Scientific name*	Abundance – No. individual plants present on subject land (flora with unit of measure as count)	Extent (ha) of suitable habitat present on site (flora or fauna with unit of measure as area)
No threatened species recorded on the subject land.			

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6. Identifying prescribed impacts

Table 22. Prescribed impacts identified

Feature	Present	Description of feature characteristics and location	Threatened entities that use, are likely to use, or are part of the habitat feature. Where relevant, threatened species or fauna that are part of a TEC or EC, that are at risk of vehicle strike
Karst, caves, crevices, cliffs, rocks or other geological features of significance	☐Yes / ☒No	N/A	N/A
Human-made structures	☐Yes / ☒No		
Non-native vegetation	☒Yes / ☐No	Planted gardens in zone 2 are proposed to be cleared (0.6 ha)	Common urban fauna such as; Australian White Ibis, Rainbow Lorikeet, Musk Lorikeet, Australian Raven, Brushtail Possums and Ringtail Possums are known to live in the planted vegetation. Threatened species that could potentially forage on/in the non-native vegetation include: Regent Honeyeater Dusky Woodswallow Brown Treecreeper (eastern subspecies) Black Falcon Little Lorikeet White-throated Needletail Swift Parrot Eastern Coastal Free-tailed Bat Little Bent-winged Bat Large Bent-winged Bat

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Feature	Present	Description of feature characteristics and location	Threatened entities that use, are likely to use, or are part of the habitat feature. Where relevant, threatened species or fauna that are part of a TEC or EC, that are at risk of vehicle strike
			Scarlet Robin Flame Robin Grey-headed Flying-fox
Habitat connectivity	☒Yes / ☐No	The vegetation on the site plays a part in the thin webs of connectivity that occur as part of urban garden plantings and street trees.	Common urban fauna such as; Brushtail Possums and Ringtail Possums. Threatened species that could potentially use the site for connectivity include: Regent Honeyeater Dusky Woodswallow Brown Treecreeper (eastern subspecies) Black Falcon Little Lorikeet White-throated Needletail Swift Parrot Eastern Coastal Free-tailed Bat Little Bent-winged Bat Large Bent-winged Bat Scarlet Robin Flame Robin Grey-headed Flying-fox
Waterbodies, water quality and hydrological processes	☐Yes / ☒No	N/A	N/A
Wind turbine strikes (wind farm	☐Yes / ☒No	N/A	N/A

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Feature	Present	Description of feature characteristics and location	Threatened entities that use, are likely to use, or are part of the habitat feature. Where relevant, threatened species or fauna that are part of a TEC or EC, that are at risk of vehicle strike
development only)			
Vehicle strikes	☒Yes / ☐No	The current use of the site (TAFE) sees a high volume of vehicles. The proposed Hospital have a high volume of vehicles and more vehicles at night than the previous use.	Common urban fauna such as; Brushtail Possums and Ringtail Possums.

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Stage 2: Impact assessment (biodiversity values and prescribed impacts)

7. Avoid and minimise impacts

7.1 Avoid and minimise direct and indirect impacts

7.1.1 Project location

The main avoidance measure undertaken during site selection were using the existing Bankstown TAFE site, for the New Bankstown Hospital has avoided or minimised impacts to biodiversity values.

The subject land contained no mapped native vegetation (PCTs) and is subject to existing development.

The project location as minimised impacts to native vegetation (PCTs), as the PCT on site exists in the form of scattered remanent trees with landscaping and structures in between and there is no native vegetation adjacent to the subject land.

7.1.2 Project design

Project design measures were explored to avoid the removal of Tree 23 (T23 – *Eucalyptus tereticornis*) as it is part of PCT 3320 – Cumberland Shale Plains Woodland. However, due to driveway setbacks from intersections and restrictions with the built form, the driveway could not be relocated to avoid the removal of T23.

7.2 Avoid and minimise prescribed impacts

7.2.1 Project location

The main avoidance measure undertaken during site selection, the subject land does not contain any caves/karsts or waterbodies. The connectivity of the subject land is very limited, and the human made structures are unlikely to be used by microbats for roosting.

7.2.2 Project design

The project design has made attempts to minimise the number of trees required to be removed (66 trees for removal and 94 trees for retention (Abel 2026 Arborist Report) with a design to retain high value trees such as T75 and T72.

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7.3 Other measures considered

A site VMP was considered but is not considered necessary as the site will have a Landscape Plan and formal garden maintenance and Health Infrastructure has a tree replacement policy of >1:1 planted:removed trees.

7.4 Summary of measures to avoid and minimise impacts

Table 23. Avoidance and minimisation measures for direct, indirect and prescribed impacts

Action	Outcome (Describe the outcome of implementing the measure, with reference to specific entities identified in Sections 4 and 5)	Timing	Responsibility
Avoid and Minimise Impact - Project Location	Site is selected with minimal biodiversity values.	Pre-construction phase	Proponent
Preparation of a Construction Environmental Management Plan (CEMP)	Erosion and sentiment control, Tree/vegetation protection fencing	Pre-construction phase	Proponent Project Ecologist Construction Contractor
Biodiversity Management Plan (BMP)	Avoid harm to protected fauna during demolition phase, through pre-clearance surveys, delay removing habitat features with nesting young, until they have vacated the nest. no net loss of hollow with installation of nestboxes at 3:1 (install:removal) or 1:1 with salvaged hollows.	Construction phase	Ecologist Arborist Construction Contractor

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8. Impact assessment

8.1 Direct impacts

8.1.1 Residual direct impacts

Table 24. Summary of residual direct impacts

Direct impact (Describe the impact on PCT/TEC/EC or threatened species and their habitat)	BC Act status	EPBC Act status	SAII entity	Project phase/timing of impact (e.g. construction, operation, rehabilitation)	Extent (ha, number of individuals)
PCT 3320 Cumberland Shale Plains Woodland	Critically Endangered Ecological Community	Not Listed (does not meet condition threshold)	Yes	Construction	0.05

8.1.2 Change in vegetation integrity score

Table 25. Impacts to vegetation integrity

Vegetation zone	PCT ID	Management zone	Area (ha)	Before development				After development				Change
				Composition	Structure	Function	VI score	Composition	Structure	Function	VI score	Change in VI score
1	3320	NA	0.07	10.5	34.6	78.8	30.6	0	0	0	0	-30.6

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8.2 Indirect impacts

Table 26. Summary of residual indirect impacts

Indirect impact (Describe impact, e.g. transport of weeds and pathogens form the site to adjacent vegetation)	Impacted entities (PCT/threatened entity and their habitats and where relevant, EPBC Act listing)	Extent (ha or zone reference)	Frequency	Duration (long-term/ short-term/ medium-term)	Project phase/ timing of impact (e.g. construction, operation, rehabilitation)	Likelihood and consequences
Disruption of foraging and potential nesting in retained planted vegetation on site	Protected Fauna	Zone 2	once	Short-term	Construction	Low likelihood and negligible consequences.

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8.3 Prescribed impacts

8.3.1 Human-made structures

8.3.1.1 Nature

Landscaping walls

8.3.1.2 Extent

Near the eastern boundary

8.3.1.3 Duration

Perpetuity

8.3.1.4 Consequences

Negligible consequences

8.3.2 Non-native vegetation

8.3.2.1 Nature

Mature planted mixed native and exotic vegetation. Which provides foraging and nesting habitat for protected fauna.

8.3.2.2 Extent

0.66 ha of vegetation is proposed to be removed.

8.3.2.3 Duration

The duration of the impact is medium-long term as HI has a tree replacement policy will replace the removed trees. There will be a delay (medium-long term loss of foraging and nesting value) due to the planting of immature trees and the time until they grow to maturity.

8.3.2.4 Consequences

Moderate: There may be limited availability for the displaced fauna to nest within the retained vegetation and this could result in medium-long term loss of local species from the subject land.

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8.3.3 Habitat connectivity

8.3.3.1 Nature

Very limited connectivity through urban garden plantings and street trees.

8.3.3.2 Extent

0.66 ha of vegetation is proposed to be removed. Overall connectivity will not be further fragmented.

8.3.3.3 Duration

Medium-long term as HI has a tree replacement policy will replace the removed trees.

8.3.3.4 Consequences

Negligible.

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8.3.4 Vehicle strikes

Table 27. Residual prescribed impacts – vehicle strikes

Threatened fauna or protected fauna that are part of a TEC that are at risk of vehicle strike (identified in Section 6)	SAII entity	Likelihood	Estimated vehicle strike rates	Consequences
Protected fauna that are part of Cumberland Shale Plains Woodland.	No	Low	Similar to current	Negligible

8.4 Mitigating residual impacts – management measures and implementation

Table 28. Summary of proposed mitigation and management measures for residual impacts (direct, indirect and prescribed)

Mitigation measure (specify if none proposed and ensure an adaptive management strategy is developed and addressed in Section 1.1)	Method/technique	Timing	Frequency	Responsibility	Likely efficacy (including risk of failure)	MNES (when relevant)
Preparation of a Construction Environmental Management Plan (CEMP)	Management Plan to detail controls to minimise impacts including: Sediment and Erosion Control Waste Management	Construction	Once	Proponent Construction Contractor	High efficacy, moderate risk of failure	N/A

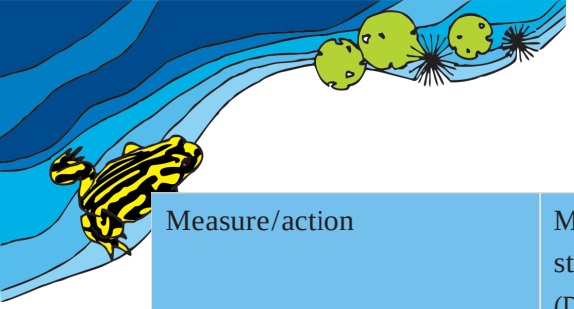
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Mitigation measure (specify if none proposed and ensure an adaptive management strategy is developed and addressed in Section 1.1)	Method/technique	Timing	Frequency	Responsibility	Likely efficacy (including risk of failure)	MNES (when relevant)
	Construction/tree/vegetation protection fencing.					
Biodiversity Management Plan (BMP)	Management Plan to detail controls to minimise impacts including: Pre-clearance Surveys Spotter Catcher No-net loss of hollows	Construction	Once	Proponent Ecologist	High efficacy, low risk of failure	N/A

Table 29. implementation

Measure/action	Monitoring and evaluation strategy (Data, frequency, timing and reporting)	Performance criteria (linked to monitoring and evaluation strategy)	Adaptive management threshold (trigger for adaptive management plan/actions)	Adaptive management response (when triggered)
CEMP Fencing	Report to Council: Fencing installed prior to construction. Condition 6-monthly through construction.	Fence installed correctly, no damage to retained vegetation.	1) Fencing not installed properly 2) Damage to retained vegetation	1) Install fence properly 2) Stop Work Order - assess damage and determine if revegetation works are required.

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Measure/action	Monitoring and evaluation strategy (Data, frequency, timing and reporting)	Performance criteria (linked to monitoring and evaluation strategy)	Adaptive management threshold (trigger for adaptive management plan/actions)	Adaptive management response (when triggered)
CEMP Erosion and Sediment Controls	Report to Council: Erosion and Sediment Controls installed prior to construction. Condition 6-monthly through construction.	Erosion and Sediment Controls installed properly, minimise erosion and sediment movement on and offsite.	1) Erosion and Sediment Controls not installed properly/ failing. 2) Uncontrolled or excessive sediment leaving the site.	1) Install properly/repair Erosion and Sediment Controls. 2) Stop Work Order - assess damage and determine if remediation works are required
BMP Protected Fauna Surveys/ spotter catcher	Report to Council: Including pre-clearance assessment and spotter catcher results	No harm to protected fauna	1) Harm to protected fauna 2) Harm to threatened fauna	1) Assess methodology and update where required. 2) Stop Work Order – assess population of threatened fauna and determine if further protections are required.
BMP Hollow salvage/offset	Report to Council: Post clearing and nestbox/hollow installation. The condition of nestbox/hollow yearly (post installation) for 10 years	No net loss of hollows	1) Nest box/salvaged hollow disintegrating/failing	1) Replace with nestbox(s).

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8.5 Adaptive management strategy for uncertain impacts (where relevant)

No uncertain impacts have been assessed.

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9. Serious and irreversible impacts

9.1 Assessment for serious and irreversible impacts on biodiversity values

Table 30. Entities at risk of an SAII

Common name	*Scientific name*	Reason for inclusion in assessment
Cumberland Plain Woodland		Included in current list of entities at risk of an SAII and is likely to be impacted by the proposal

9.1.1 Additional impact assessment provisions for TECs at risk of an SAII

9.1.1.1 Cumberland Plain Woodland

1. Actions to avoid and minimise direct and indirect impacts

The action to avoid/minimise direct impacts to this TEC is through site selection. The Bankstown TAFE site was selected as it contained no mapped native vegetation community. The TEC occurs on site as approximately 3 scattered trees.

2. Current status (excluding impacts of the proposal)

See Table 31 below.

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Table 31. Current status – Cumberland Plain Woodland

Criteria	Data/ information	Data sources	Details of data deficiency, assumptions, reasons for low confidence in information (e.g. TBDC indicates data is unknown or deficient)
Current total geographic extent (ha) of the TEC in NSW	10,612 ha	Final determination	
Estimated reduction in geographic extent of the TEC since 1970	120,590 ha	Final determination	
Extent of reduction in ecological function, describing the degree of environmental degradation or disruption to biotic processes (Principle 2) indicated by factors listed in BAM Subsection 9.1.1(2.b.)			
i. change in community structure			TBDC is data deficient
ii. change in species composition			TBDC is data deficient
iii. disruption of ecological processes			TBDC is data deficient
iv. invasion and establishment of exotic species			TBDC is data deficient
v. degradation of habitat, and			TBDC is data deficient
vi. fragmentation of habitat			TBDC is data deficient
Evidence of restricted geographic distribution (Principle 3) based on the TEC's geographic range in NSW			
Extent of occurrence (ha)	2810 km^2	Final determination	
Area of occupancy (ha)			TBDC is data deficient
Number of threat-defined locations			TBDC is data deficient

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Table 32. Impact assessment – Cumberland Plain Woodland

Criteria	Data/ information	Data sources	Details of data deficiency, assumptions, reasons for low confidence in information (e.g. TBDC indicates data is unknown or deficient)
Impact on the geographic extent of the TEC (Principles 1 and 3)			
Area of TEC to be impacted by the proposal (ha)	0.05 ha	N/A	N/A
Area of TEC to be impacted by the proposal as a % of the current geographic extent in NSW (%)	<0.001%	N/A	N/A
Direct/indirect impacts likely as a result of the proposal to contribute to loss of flora/fauna species characteristic of the TEC (BAM Subsection 9.1.1 (4.a.ii.))	Complete loss of the few remaining trees that are characteristic of this TEC.	N/A	N/A
Impacts likely to contribute to further environmental degradation or disruption of biotic processes (Principle 2)			
Remaining extent of isolated areas of TEC (ha) (500 m)	None Mapped		
Average distance between remaining remnants – remnant is retained (m)	N/A		

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Criteria	Data/ information	Data sources	Details of data deficiency, assumptions, reasons for low confidence in information (e.g. TBDC indicates data is unknown or deficient)
Average distance between remaining remnants – remnant is removed (m)	N/A		
Estimated maximum dispersal distance of species associated with the TEC (km)	N/A		
Area to perimeter ratio of remaining remnants (ratio)	N/A		
Vegetation integrity analysis			
Vegetation Zone 1 (Composition score)	10.5	N/A	N/A
Vegetation Zone 1 (Structure score)	34.6	N/A	N/A
Vegetation Zone 1 (Function score)	78.8	N/A	N/A

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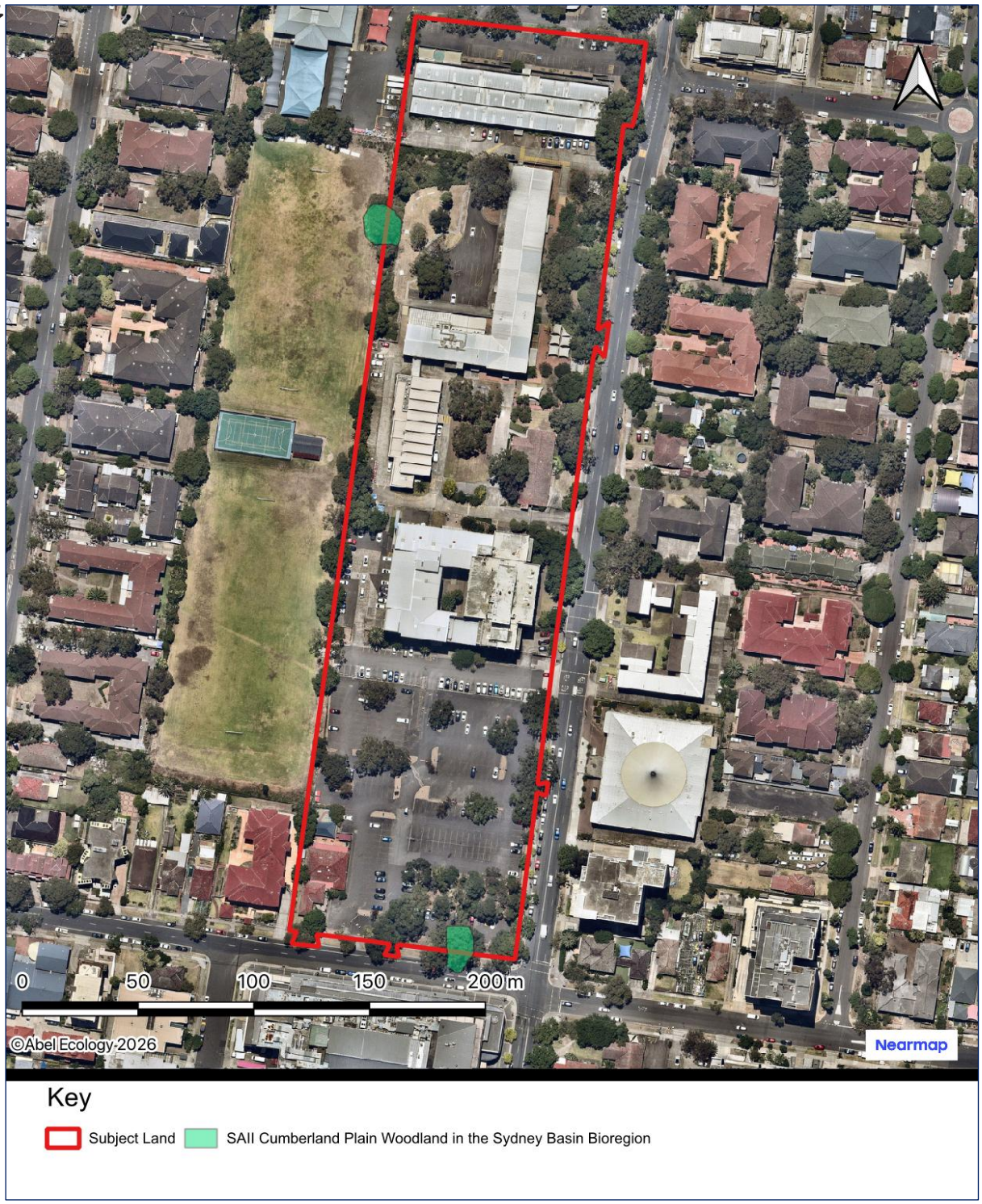


Figure 17. SAII Impact TEC Cumberland Plain Woodland in the Sydney Basin Bioregion

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10. Impact summary

10.1 Determine an offset requirement for impacts

10.1.1 Impacts on native vegetation and TECs or ECs (ecosystem credits)

<Use Table 33 to identify impacts on native vegetation and TECs or ECs that do not require an offset (as per BAM Subsection 9.2.1(3.)). Use Table 34 to identify impacts that require an offset (as per BAM Subsection 9.2.1(1.)). Refer to Figure 18 Thresholds for assessment and offsetting impacts>

Table 33. Impacts that do not require offset – ecosystem credits

Vegetation zone	PCT name	TEC	Impact area (ha)	TEC association	Entity at risk of an SAII?	Current VI score
Zone 2 (planted vegetation)	N/A	N/A	0.27 ha	N/A	N/A	N/A

Table 34. Impacts that require an offset – ecosystem credits

Vegetation zone	PCT name	TEC	Impact area (ha)	Current VI score	Future VI score	Change in VI score	Biodiversity risk weighting	Number of ecosystem credits required
1	Cumberland Shale Plains Woodland	Cumberland Plain Woodland in the Sydney Basin Bioregion	0.05	30.6	0	-30.6	2.5	1
							Total credits	1

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7.1.2 Impacts on threatened species and their habitat (species credits)

Table 35. Impacts that require an offset – species credits

Common name	Scientific name	BC Act status	EPBC Act status	Loss of habitat (ha) or individuals	Biodiversity risk weighting	Number of species credits required
None						
					Total credits	0

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10.1.3 Indirect and prescribed impacts

Table 36. Summary of proposed offsets for residual indirect and prescribed impacts

Residual indirect or prescribed impact (identified in Table 29 after mitigation)	Proposed offset (additional biodiversity credit requirement and/or other conservation measures)
0.3 ha of planted native vegetation	None
0.14 ha of planted exotic vegetation	None

10.2 Impacts that do not need further assessment

Table 37. Impacts that do not need further assessment for ecosystem credits

Impact	Location within subject land	Justification why no further assessment is required
0.27 ha of planted vegetation	Throughout	not native vegetation (not a PCT)

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11. Biodiversity credit report

11.1 Ecosystem credits

Table 38. Ecosystem credit class and matching credit profile

Ecosystem credit	Attributes shared with matching credits						
	PCT name	PCT vegetation class	PCT vegetation formation	Associated TEC or EC	Offset trading group (BAM Section 10.2, Tables 4 & 5)	Hollow bearing trees present?	IBRA subregion (in which proposal is located)
1	Cumberland Shale Plains Woodland	Coastal Valley Grassy Woodlands	Grassy Woodlands	Cumberland Plain Woodland in the Sydney Basin Bioregion	Cumberland Plain Woodland in the Sydney Basin Bioregion This includes PCT's: 3319, 3320	No	Cumberland

11.2 Species credits

Table 39. Species credit class and matching credit profile

Species credit	Attributes shared with matching credits				
	Name of threatened species	Kingdom	BC Act status	EPBC Act status	IBRA region
None					

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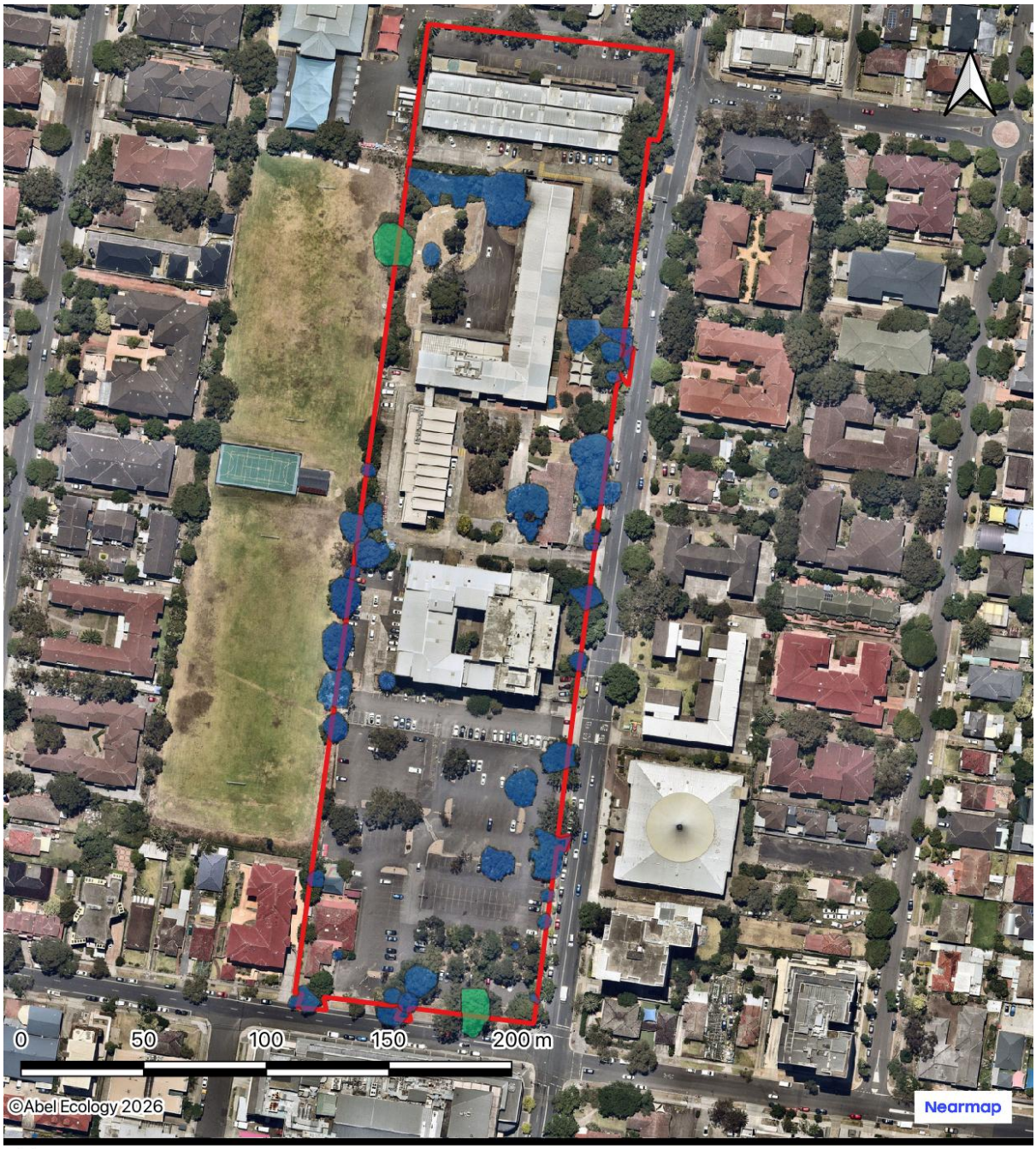


Figure 18. Impacts that require offsetting and impacts that do not require offsetting

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12. References

Abel Ecology (2026). *Arboricultural Impact Assessment (SSD) for Capital Insight 490 Chapel Road, Bankstown NSW 2200 Lot 1 DP853675.* AE26-2916-ARB-DR-A

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Appendix A: BDAR requirements compliance

Table 40. Assessment of compliance with BDAR Small area Steamlined minimum information requirements

Report section	BAM ref.	INFORMATION	MAPS & TABLES (in document)	DATA (to be supplied)
Introduction	Chapters 2 and 3	INFORMATION Introduction to the biodiversity assessment including: ☒ brief description of proposed development ☒identification of subject land boundary, including: ☒ operational footprint ☒ construction footprint indicating clearing associated with temporary/ancillary construction facilities and infrastructure ☒ general description of the subject land ☒ Sources of information used in the assessment, including reports and spatial data ☒ Identification of assessment method applied (i.e., linear or site-based) ☒ Identification and justification for entering the BOS		
		MAPS and TABLES (in document) ☒ Map of the subject land boundary showing the final proposal footprint, including the construction footprint for any clearing associated with temporary/ancillary construction facilities and infrastructure (if BDAR)		
		DATA (to be supplied) – N/A		
Landscape	Sections 3.1 and 3.2, Appendix E	INFORMATION Identification of site context components and landscape features at the proposed site, including: ☒ general description of subject land topographic and hydrological setting, geology and soils ☒ percent native vegetation cover in the assessment area (as described in BAM Subsection 3.2(4.) ☒ IBRA bioregions and subregions (as described in BAM Subsection 3.1.3(2.)) Other relevant landscape features which may include: ☒ rivers and streams classified according to stream order (as described in BAM Subsection 3.1.3(3–4.) and		

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Report section	BAM ref.	INFORMATION	MAPS & TABLES (in document)	DATA (to be supplied)
		Appendix E) ☒ wetlands within, adjacent to and downstream of the site (as described in BAM Subsection 3.1.3(4.)) ☒ connectivity of different areas of habitat (as described in BAM Subsection 3.1.3(5–6.)) ☒ areas of geological significance and soil hazard features (as described in BAM Subsections 3.1.3(7.) and 3.1.3(10.) ☒ details of field reconnaissance undertaken to confirm the extent and condition of landscape features and native vegetation cover (as described in Operational Manual Stage 1 Section 2.4)		
		MAPS and TABLES (in document) ☒ Site Map ☒ Property boundary ☒ boundary of subject land ☒ cadastre of subject land ☒ landscape features identified in BAM Subsection 3.1.3 ☒ areas of outstanding biodiversity value within the subject land ☒ Location Map ☒ digital aerial photography at 1:1,000 scale or finer ☒ boundary of subject land ☒ 1500 m buffer area or 500 m buffer for linear development ☒ landscape features identified in BAM Subsection 3.1.3 ☒ additional detail (e.g. local government area boundaries) relevant at this scale ☒ Landscape features identified in BAM Subsection 3.1.3 and to be shown on the Site Map and/or Location map include: ☒ IBRA bioregions and subregions ☒ rivers, streams and estuaries ☒ wetlands and important wetlands ☒ connectivity of different areas of habitat ☒ areas of geological significance and soil hazard features		

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Report section	BAM ref.	INFORMATION	MAPS & TABLES (in document)	DATA (to be supplied)
		☒ areas of outstanding biodiversity value within the assessment area		
		DATA (to be supplied) ☒ All report maps as separate jpeg files Individual digital shape files of: ☒ subject land boundary ☒ assessment area (i.e., buffer area) boundary ☒ cadastral boundary of subject land ☒ areas of native vegetation cover ☒ areas of habitat connectivity		
Native vegetation, TECs and vegetation integrity	Chapter 4	INFORMATION ☒ Patch size (in accordance with BAM Subsection 4.3.2) ☒ Identification of the dominant PCT on the subject land and extent (ha) with justification of method used (existing information or plot-based survey data) ☒ PCT name and ID ☒ Identification of any TEC associated with the PCT (BAM Subsection 4.2.2) ☒ Estimate of percent cleared value of dominant PCT (BAM Subsection 4.2.1(5.) ☒ Identification of any TEC on site that is not associated with the dominant PCT (Note: This TEC is required to be assessed and offset.) ☒ Equivalence with mapping units of previous vegetation maps reviewed as part of the assessment (i.e. equivalent mapping units) ☒ Vegetation integrity of the PCT(s) on the subject land as individual vegetation zones ☒ description of vegetation zones within the subject land (as described in Operational Manual Stage 1 Table 2 and Subsection 3.3.2) ☒ area (ha) of each vegetation zone ☒ Justification for how this was determined (i.e. qualitatively by observing values for the condition attributes set out in		

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Report section	BAM ref.	INFORMATION	MAPS & TABLES (in document)	DATA (to be supplied)
		Table 2 of the BAM or quantitatively by collecting field data for the condition attributes at a plot in accordance with BAM Subsection 4.3.4) ☒ Use of relevant benchmark data from BioNet Vegetation Classification (as described in BAM Subsections 4.3.3(5.)) Where use of more appropriate local benchmark data is proposed (as described in BAM Subsection 1.4.2, BAM Subsection 4.3.3(5.) and BAM Appendix A): ☒ identify the PCT or vegetation class for which local benchmark data will be applied ☒ identify published sources of local benchmark data (if benchmarks obtained from published sources) ☒ describe methods of local benchmark data collection (if reference plots used to determine local benchmark data) ☒ provide justification for use of local data rather than BioNet Vegetation Classification benchmark values		
		MAPS and TABLES (in document) ☒ Map of native vegetation extent for the subject land including all areas of native vegetation including areas that are ground cover only (as described in BAM Section 3.1) ☒ Map of PCT/vegetation zones within the subject land (as described in BAM Section 4.2(1.) ☒ Map the location of floristic vegetation survey plots and vegetation integrity survey plots relative to PCT boundaries ☐ Map of TEC distribution on the subject land ☒ Patch size of native vegetation (as described in BAM Subsection 4.3.2) Table of current vegetation integrity scores for vegetation zone within the site including: ☒ composition condition score ☒ structure condition score ☒ function condition score ☒ Report from BAM-C (Small area module) including vegetation integrity scores (BAM Section 4.4)		
		DATA (to be supplied) ☒ All report maps as separate jpeg files ☒ Plot field data (MS Excel format) ☒ Digital shape files for all maps and spatial data ☒ Field data sheets (if relevant) for determining vegetation integrity (BAM Subsection 4.3.4)		

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Report section	BAM ref.	INFORMATION	MAPS & TABLES (in document)	DATA (to be supplied)
Habitat suitability for threatened species	Chapter 5 and Section 9.1	INFORMATION ☒ Describe the review of existing information and any field survey undertaken to assess habitat constraints and microhabitats for threatened species within the subject land ☒ Determination of the suite of threatened species likely to occur on or use the proposed site according to Steps 1 and 2 in BAM Section 5.2 including species to be assessed for ecosystem credits and the list of species to be assessed for species credits ☒ List of ecosystem credit species derived from the TBDC (as described in BAM Subsections 5.2.1 and 5.2.2) with justification for the exclusion of any ecosystem credit species based on habitat constraints (as described in BAM Subsection 5.2.2) ☒ Identification of candidate species credit species that are at risk of an SAII and therefore, must be further assessed (BAM Section 9.1) Note: Candidate species credit species that are not at risk of an SAII and not incidentally recorded on the subject land do not require further assessment. For candidate species credit species that are at risk of an SAII, a description of the species, any habitat constraints or microhabitats associated with the species on the subject land and information used to create the species polygon/s in accordance with Steps 3 to 5 of BAM Section 5.2 including: ☒ justification for determining that a candidate species credit species at risk of an SAII is unlikely to have suitable habitat on the subject land or specific vegetation zone (based on a field assessment of the subject land and published literature or an expert report prepared in accordance with Box 3 of the BAM) ☒ determination of the presence of remaining candidate species credit species at risk of an SAII (by assuming presence, conducting a threatened species survey or an expert report). Note: If the subject land is mapped on an important habitat map for a species, or for a component of its habitat, the subject land is considered to have suitable habitat for the species to be present. ☒ species polygons identifying the location and area of suitable habitat for each candidate threatened species at risk of an SAII that is recorded on the subject land and is measured by area, OR ☒ species polygons identifying the area of suitable habitat and targeted surveys identifying the count and location of individuals on the subject land for each candidate threatened flora species at risk of an SAII that is recorded on the subject land and is measured by count ☒ species polygons for each threatened species identified on the subject land that is not at risk of an SAII (i.e. incidentally observed during site visit)		

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Report section	BAM ref.	INFORMATION	MAPS & TABLES (in document)	DATA (to be supplied)
		☒ Determination of habitat condition within species polygon/s for each threatened species (measured by area) at risk of an SAII or incidentally observed during the site visit (Step 6 of BAM Section 5.2) ☒ For flora species credit species at risk of an SAII or incidentally observed during site visit, provide a count, or an estimation, of the number of individual plants present on the subject land (as described in BAM Subsection 5.2.5(4.))		
		MAPS and TABLES (in document) ☒ Table showing ecosystem credit species in accordance with BAM Subsection 5.1.1, and: ☒ identifying any ecosystem credit species removed from the list of species on the basis of further assessment in accordance with BAM Subsections 5.2.2 and 5.2.3 ☒ identifying the sensitivity to gain class of each species (BAM Section 5.4) ☒ Table detailing species credit species within the subject land at risk of an SAII (BAM Section 9.1) or incidentally observed during the site visit including any associated habitat feature/components and its abundance (flora)/extent of habitat (flora and fauna) and biodiversity risk weighting (BAM Sections 5.2–5.4) ☒ Map of species credit species records within the subject land and species polygons for flora and fauna species at risk of an SAII or incidentally observed during the site visit (as described in BAM Subsection 5.2.5(1–7.))		
		DATA (to be supplied) ☒ Digital shape files of species polygons ☒ Species polygon map in jpeg format ☒ Expert reports and any supporting data used to support conclusions of the expert report ☒ Field data sheets (if relevant) for threatened species surveys		
Prescribed impacts	Chapter 6	INFORMATION ☒ Any prescribed impacts from the small area proposal must be set out in the BDAR consistent with Appendix K		
		MAPS AND TABLES (in document) ☒ If relevant, maps showing location of any prescribed impact features (i.e. karst, caves, crevices, cliffs, rocks, human- made structures, etc.)		
		DATA (to be supplied)		

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Report section	BAM ref.	INFORMATION	MAPS & TABLES (in document)	DATA (to be supplied)
		☒ If relevant, digital shape files of prescribed impact feature locations ☒ Prescribed impact features map in jpeg format		
Avoid and minimise impacts	Chapter 7	INFORMATION ☒ Demonstration of efforts to avoid and minimise impacts on biodiversity values (including prescribed impacts) associated with the proposal location in accordance with Chapter 7, including an analysis of alternative: ☒ modes or technologies that would avoid or minimise impacts on biodiversity values and justification for selecting the proposed mode or technology ☒ alternative locations that would avoid or minimise impacts on biodiversity values and justification for selecting the proposed location ☒ alternative sites within a property on which the proposal is located that would avoid or minimise impacts on biodiversity values and justification for selecting the proposed site ☒ Describe efforts to avoid and minimise impacts (including prescribed impacts) to biodiversity values through proposal design (as described in BAM Subsections 7.1.2 and 7.2.2 ☒ Identification of any other site constraints that the proponent has considered in determining the location and design of the proposal (as described in BAM Subsection 7.2.1(3.) ☒ Detail measures or options considered but not implemented because they are not feasible and/or practical (e.g. due to site constraints)		
		MAPS and TABLES (in document) ☒ Table of measures to be implemented before, during and after construction to avoid and minimise the impacts of the proposal, including action, outcome, timing and responsibility ☒ Map of final proposal footprint, including construction and operation ☒ Maps demonstrating indirect impact zones where applicable		
		DATA (to be supplied)		

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Report section	BAM ref.	INFORMATION	MAPS & TABLES (in document)	DATA (to be supplied)
		Digital shape files of: ☒ final proposal footprint ☒ direct and indirect impact zones ☒ Maps in jpeg format		
Assessment of Impacts	Chapter 8, Section 8.1 and 8.2	INFORMATION Determine the impacts on native vegetation and threatened species habitat, including: ☒ description of direct impacts of clearing of native vegetation, threatened ecological communities and threatened species habitat (as described in BAM Sections 8.1) ☒ description of the nature, extent, frequency, duration and timing of indirect impacts of the proposal (as described in BAM Subsection 8.2 ☒ Any prescribed impacts from the small area proposal must be set out in the BDAR consistent with Appendix K		
		MAPS and TABLES (in document) ☒ Table showing change in vegetation integrity score for each vegetation zone as a result of identified impacts		
		DATA (to be supplied) – N/A		
Mitigation and Management of Impacts	Chapter 8, Section 8.4 and 8.5	INFORMATION Identification of measures to mitigate or manage impacts in accordance with the recommendations in BAM Subsections 8.4.1 and 8.4.2, including (as described in BAM Subsection 8.4.1(2.): ☒ techniques, timing, frequency and responsibility ☒ identify measures for which there is risk of failure ☒ evaluate the risk and consequence of any residual impacts ☒ document any adaptive management strategy proposed Identification of measures for mitigating impacts related to: ☒ displacement of resident fauna (as described in BAM Subsection 8.4.1) ☒ indirect impacts on native vegetation and habitat (as described in BAM Subsection 8.4.1(3.)) ☒ mitigating prescribed biodiversity impacts (as described in BAM Subsection 8.4.2)		

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Report section	BAM ref.	INFORMATION	MAPS & TABLES (in document)	DATA (to be supplied)
		☒ Details of the adaptive management strategy proposed to monitor and respond to impacts on biodiversity values that are uncertain (BAM Section 8.5)		
		MAPS and TABLES (in document) ☒ Table of measures to be implemented before, during and after construction to mitigate and manage impacts of the proposal, including action, outcome, timing and responsibility		
		DATA (to be supplied) – N/A		
Thresholds for assessing and offsetting the impacts of the proposal	Chapter 9	INFORMATION ☒ Information from the TBDC and/or other sources to report on the current status of threatened species, threatened populations at risk of an SAII and TEC/s for the proposal, and ☒ Report on impacts of the proposal on TEC/s in accordance with BAM Subsection 9.2.1 ☒ for each TEC, report the extent of the TEC in NSW ☒ Report on impacts of the proposal on threatened species and/or threatened populations at risk of an SAII in accordance with BAM Section 9.1 ☒ for each threatened species, report the population size in NSW ☒ Identification of impacts requiring offset in accordance with BAM Section 9.2 ☒ Identification of impacts not requiring offset in accordance with BAM Subsection 9.2.1(3.) ☒ Identification of areas not requiring assessment in accordance with BAM Section 9.3		
		MAPS and TABLES (in document) ☒ Map showing the extent of TECs at risk of an SAII within the subject land ☒ Map showing the location of threatened species at risk of an SAII within the subject land Map showing location of: ☒ impacts requiring offset ☒ impacts not requiring offset ☒ areas not requiring assessment		
		DATA (to be supplied)		

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Report section	BAM ref.	INFORMATION	MAPS & TABLES (in document)	DATA (to be supplied)
		Digital shape files of: ☒ extent of TECs at risk of an SAII within the subject land ☒ threatened species at risk of an SAII within the subject land ☒ boundary of impacts requiring offset ☒ boundary of impacts not requiring offset ☒ boundary of areas not requiring assessment ☒ Maps in jpeg format		
Applying the no net loss standard	Chapter 10	INFORMATION ☒ Description of the impact on PCTs/TECs ☒ Description of the impact on threatened species at risk of an SAII or incidentally observed via site visit ☒ Number of ecosystem credits required for impacts on biodiversity values according to BAM Subsection 9 ☒ Number of species credits required for impacts on biodiversity values according to BAM Subsection 10.1.3, including any species credit species that has been incidentally observed on the subject land Note: Species credits for any species at risk of an SAII are calculated in the event that the decision-maker forms the opinion that the proposed impact is unlikely to be serious and irreversible and therefore can be offset. ☒ Identification of credit class for ecosystem credits and species credits according to BAM Section 10.2 (this can be generated from BAM-C)		
		MAPS and TABLES (in document) ☒ Table showing biodiversity risk weightings ☒ Table of BC Act listing status for PCTs and threatened species requiring offset ☒ Table of PCTs requiring offset and number of ecosystem credits required (Subsection 10.2.1) ☒ Table of species at risk of an SAII or incidentally observed on site assessed for species credits and the number of credits required ☒ BAM-C credit report		
		DATA (to be supplied) – N/A		

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Appendix B: Matters of national environmental significance

Australian Government
Department of Climate Change, Energy, the Environment and Water

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 21-Nov-2025

Summary
Details
- Matters of NES
- Other Matters Protected by the EPBC Act
- Extra Information

Caveat
Acknowledgements

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Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the Administrative Guidelines on Significance.

World Heritage Properties:	1
National Heritage Places:	1
Wetlands of International Importance (Ramsar	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	13
Listed Threatened Species:	104
Listed Migratory Species:	56

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at https://www.dcceew.gov.au/parks-heritage/heritage

A permit may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	1602
Commonwealth Heritage Places:	7
Listed Marine Species:	72
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	3
Regional Forest Agreements:	None
Nationally Important Wetlands:	4
EPBC Act Referrals:	83
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	1
Geological and Bioregional Assessments:	None

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Details

Matters of National Environmental Significance

World Heritage Properties			[Resource Information]
Name	State	Legal Status	Buffer Status
Australian Convict Sites (Old Government House and Domain)	NSW	Declared property	In buffer area only

National Heritage Places			[Resource Information]
Name	State	Legal Status	Buffer Status
Historic			
Old Government House and the Government Domain	NSW	Listed place	In buffer area only

Wetlands of International Importance (Ramsar Wetlands)		[Resource Information]
Ramsar Site Name	Proximity	Buffer Status
Towra point nature reserve	Within 10km of Ramsar site	In buffer area only

Listed Threatened Ecological Communities			[Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.
Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text	Buffer Status
Castlereagh Scribbly Gum and Agnes Banks Woodlands of the Sydney Basin Bioregion	Endangered	Community likely to occur within area	In feature area
Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community	Endangered	Community likely to occur within area	In feature area
Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland	Endangered	Community likely to occur within area	In feature area
Coastal Upland Swamps in the Sydney Basin Bioregion	Endangered	Community may occur within area	In buffer area only
Cooks River/Castlereagh Ironbark Forest of the Sydney Basin Bioregion	Critically Endangered	Community likely to occur within area	In feature area
Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest	Critically Endangered	Community likely to occur within area	In buffer area only
Eastern Suburbs Banksia Scrub of the Sydney Region	Critically Endangered	Community may occur within area	In buffer area only

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Community Name	Threatened Category	Presence Text	Buffer Status
River-flat eucalypt forest on coastal floodplains of southern New South Wales and eastern Victoria	Critically Endangered	Community likely to occur within area	In feature area
Shale Sandstone Transition Forest of the Sydney Basin Bioregion	Critically Endangered	Community likely to occur within area	In feature area
Subtropical and Temperate Coastal Saltmarsh	Vulnerable	Community likely to occur within area	In buffer area only
Turpentine-Ironbark Forest of the Sydney Basin Bioregion	Critically Endangered	Community likely to occur within area	In buffer area only
Upland Basalt Eucalypt Forests of the Sydney Basin Bioregion	Endangered	Community may occur within area	In buffer area only
Western Sydney Dry Rainforest and Moist Woodland on Shale	Critically Endangered	Community may occur within area	In feature area

Listed Threatened Species [Resource Information]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.
Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Anthochaera phrygia Regent Honeyeater [82338]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Aphelocephala leucopsis Southern Whiteface [529]	Vulnerable	Species or species habitat may occur within area	In feature area
Ardenna grisea Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Arenaria interpres Ruddy Turnstone [872]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat known to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Calidris tenuirostris Great Knot [862]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Callocephalon fimbriatum Gang-gang Cockatoo [768]	Endangered	Species or species habitat known to occur within area	In feature area
Calyptorhynchus lathami lathami South-eastern Glossy Black-Cockatoo [67036]	Vulnerable	Species or species habitat known to occur within area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879]	Endangered	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Climacteris picumnus victoriae Brown Treecreeper (south-eastern) [67062]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Dasyornis brachypterus Eastern Bristlebird [533]	Endangered	Species or species habitat may occur within area	In feature area
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Limosa limosa Black-tailed Godwit [845]	Endangered	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Melanodryas cucullata cucullata South-eastern Hooded Robin, Hooded Robin (south-eastern) [67093]	Endangered	Species or species habitat likely to occur within area	In feature area
Neophema chrysogaster Orange-bellied Parrot [747]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat may occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Pachyptila turtur subantarctica Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Pycnoptilus floccosus Pilotbird [525]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat known to occur within area	In feature area
Stagonopleura guttata Diamond Firetail [59398]	Vulnerable	Species or species habitat known to occur within area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Diomedea antipodensis gibsoni Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Species or species habitat may occur within area	In buffer area only
Erythrotriorchis radiatus Red Goshawk [942]	Endangered	Species or species habitat may occur within area	In feature area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Limosa lapponica baueri Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit [86380]	Endangered	Species or species habitat known to occur within area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Sternula nereis nereis Australian Fairy Tern [82950]	Vulnerable	Breeding likely to occur within area	In buffer area only
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche bulleri platei Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche eremita Chatham Albatross [64457]	Endangered	Foraging, feeding or related behaviour may occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat known to occur within area	In feature area
FISH			

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Epinephelus daemelii Black Rockcod, Black Cod, Saddled Rockcod [68449]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Macquaria australasica Macquarie Perch [66632]	Endangered	Species or species habitat known to occur within area	In feature area
FROG			
Heleioporus australiacus australiacus Giant Burrowing Frog, Eastern Owl Frog [92013]	Endangered	Species or species habitat likely to occur within area	In feature area
Litoria aurea Green and Golden Bell Frog [1870]	Vulnerable	Species or species habitat known to occur within area	In feature area
Mixophyes balbus Stuttering Frog, Southern Barred Frog (in Victoria) [1942]	Vulnerable	Species or species habitat may occur within area	In buffer area only
MAMMAL			
Chalinolobus dwyeri Large-eared Pied Bat, Large Pied Bat [183]	Endangered	Species or species habitat known to occur within area	In feature area
Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat known to occur within area	In feature area
Isoodon obesulus obesulus Southern Brown Bandicoot (eastern), Southern Brown Bandicoot (south-eastern) [68050]	Endangered	Species or species habitat known to occur within area	In feature area
Notamacropus parma Parma Wallaby [89289]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Petauroides volans Greater Glider (southern and central) [254]	Endangered	Species or species habitat known to occur within area	In feature area
Petaurus australis australis Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat likely to occur within area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Petrogale penicillata			
Brush-tailed Rock-wallaby [225]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)			
Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat known to occur within area	In feature area
Pseudomys novaehollandiae			
New Holland Mouse, Pookila [96]	Vulnerable	Species or species habitat known to occur within area	In feature area
Pteropus poliocephalus			
Grey-headed Flying-fox [186]	Vulnerable	Roosting known to occur within area	In feature area
PLANT			
Acacia baueri subsp. aspera			
[18662]	Endangered	Species or species habitat may occur within area	In buffer area only
Acacia bynoeana			
Bynoe's Wattle, Tiny Wattle [8575]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Acacia pubescens			
Downy Wattle, Hairy Stemmed Wattle [18800]	Vulnerable	Species or species habitat known to occur within area	In feature area
Acacia terminalis subsp. Eastern Sydney (G.P.Phillips 126) listed as Acacia terminalis subsp. terminalis MS			
Sunshine Wattle (Sydney region) [91564]	Endangered	Species or species habitat known to occur within area	In buffer area only
Allocasuarina glareicola			
[21932]	Endangered	Species or species habitat known to occur within area	In feature area
Caladenia tessellata			
Thick-lipped Spider-orchid, Daddy Long-legs [2119]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Cryptostylis hunteriana			
Leafless Tongue-orchid [19533]	Vulnerable	Species or species habitat likely to occur within area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Cynanchum elegans White-flowered Wax Plant [12533]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Darwinia biflora [14619]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Deyeuxia appressa [7438]	Endangered	Species or species habitat likely to occur within area	In feature area
Eucalyptus camfieldii Camfield's Stringybark [15460]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Genoplesium baueri Yellow Gnat-orchid, Bauer's Midge Orchid, Brittle Midge Orchid [7528]	Endangered	Species or species habitat likely to occur within area	In feature area
Grevillea parviflora subsp. parviflora Small-flower Grevillea [64910]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Hibbertia puberula subsp. glabrescens [86645]	Critically Endangered	Species or species habitat known to occur within area	In buffer area only
Leucopogon exolasius Woronora Beard-heath [14251]	Vulnerable	Species or species habitat known to occur within area	In feature area
Melaleuca biconvexa Biconvex Paperbark [5583]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Melaleuca deanei Deane's Melaleuca [5818]	Vulnerable	Species or species habitat known to occur within area	In feature area
Persicaria elatior Knotweed, Tall Knotweed [5831]	Vulnerable	Species or species habitat likely to occur within area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Persoonia hirsuta Hairy Geebung, Hairy Persoonia [19006]	Endangered	Species or species habitat known to occur within area	In buffer area only
Persoonia nutans Nodding Geebung [18119]	Endangered	Species or species habitat known to occur within area	In buffer area only
Pimelea curviflora var. curviflora [4182]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Pimelea spicata Spiked Rice-flower [20834]	Endangered	Species or species habitat known to occur within area	In feature area
Pomaderris brunnea Rufous Pomaderris, Brown Pomaderris [16845]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Prostanthera densa Villous Mintbush [12233]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Pterostylis gibbosa Illawarra Greenhood, Rufa Greenhood, Pouched Greenhood [4562]	Endangered	Species or species habitat may occur within area	In buffer area only
Pterostylis saxicola Sydney Plains Greenhood [64537]	Endangered	Species or species habitat known to occur within area	In feature area
Pultenaea aristata [18062]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Rhizanthella slateri Eastern Underground Orchid [11768]	Endangered	Species or species habitat may occur within area	In buffer area only
Rhodamnia rubescens Scrub Turpentine, Brown Malletwood [15763]	Critically Endangered	Species or species habitat known to occur within area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Rhodomyrtus psidioides Native Guava [19162]	Critically Endangered	Species or species habitat may occur within area	In feature area
Syzygium paniculatum Magenta Lilly Pilly, Magenta Cherry, Daguba, Scrub Cherry, Creek Lilly Pilly, Brush Cherry [20307]	Vulnerable	Species or species habitat known to occur within area	In feature area
Thelymitra kangaloonica Kangaloon Sun Orchid [81861]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat known to occur within area	In feature area
REPTILE			
Caretta caretta Loggerhead Turtle [1763]	Endangered	Species or species habitat known to occur within area	In buffer area only
Chelonia mydas Green Turtle [1765]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Species or species habitat known to occur within area	In buffer area only
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Hoplocephalus bungaroides Broad-headed Snake [1182]	Endangered	Species or species habitat likely to occur within area	In feature area
Natator depressus Flatback Turtle [59257]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
SHARK			
Sphyrna lewini Scalloped Hammerhead [85267]	Conservation Dependent	Species or species habitat likely to occur within area	In buffer area only
SNAIL			

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Pommerhelix duralensis Dural Land Snail [85268]	Endangered	Species or species habitat likely to occur within area	In buffer area only

Listed Migratory Species		[Resource Information]	
Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Anous stolidus Common Noddy [825]		Species or species habitat likely to occur within area	In buffer area only
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Ardenna grisea Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Calonectris leucomelas Streaked Shearwater [1077]		Species or species habitat known to occur within area	In buffer area only
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Species or species habitat may occur within area	In buffer area only
Fregata ariel Lesser Frigatebird, Least Frigatebird [1012]		Species or species habitat likely to occur within area	In buffer area only

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Fregata minor Great Frigatebird, Greater Frigatebird [1013]		Species or species habitat may occur within area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Phaethon lepturus White-tailed Tropicbird [1014]		Species or species habitat may occur within area	In buffer area only
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche eremita Chatham Albatross [64457]	Endangered	Foraging, feeding or related behaviour may occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Fregata minor Great Frigatebird, Greater Frigatebird [1013]		Species or species habitat may occur within area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Phaethon lepturus White-tailed Tropicbird [1014]		Species or species habitat may occur within area	In buffer area only
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche eremita Chatham Albatross [64457]	Endangered	Foraging, feeding or related behaviour may occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche steadi			
White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Migratory Marine Species			
Caretta caretta			
Loggerhead Turtle [1763]	Endangered	Species or species habitat known to occur within area	In buffer area only
Chelonia mydas			
Green Turtle [1765]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Dermochelys coriacea			
Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Species or species habitat known to occur within area	In buffer area only
Eretmochelys imbricata			
Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Lamna nasus			
Porbeagle, Mackerel Shark [83288]		Species or species habitat likely to occur within area	In buffer area only
Mobula alfredi as Manta alfredi			
Reef Manta Ray, Coastal Manta Ray [90033]		Species or species habitat known to occur within area	In buffer area only
Mobula birostris as Manta birostris			
Giant Manta Ray [90034]		Species or species habitat may occur within area	In buffer area only
Natator depressus			
Flatback Turtle [59257]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Migratory Terrestrial Species			
Cuculus optatus			
Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat may occur within area	In feature area
Hirundapus caudacutus			
White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Motacilla flava Yellow Wagtail [644]		Species or species habitat likely to occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area
Arenaria interpres Ruddy Turnstone [872]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat known to occur within area	In feature area
Calidris pugnax as Philomachus pugnax Ruff [91256]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Calidris ruficollis Red-necked Stint [860]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Calidris tenuirostris Great Knot [862]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Charadrius bicinctus Double-banded Plover [895]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879]	Endangered	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area
Gallinago megala Swinhoe's Snipe [864]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Gallinago stenura Pin-tailed Snipe [841]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In buffer area only
Limosa limosa Black-tailed Godwit [845]	Endangered	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Numenius minutus Little Curlew, Little Whimbrel [848]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Numenius phaeopus Whimbrel [849]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Pandion haliaetus Osprey [952]		Species or species habitat known to occur within area	In feature area
Pluvialis fulva Pacific Golden Plover [25545]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Tringa brevipes Grey-tailed Tattler [851]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat known to occur within area	In feature area
Tringa stagnatilis Marsh Sandpiper, Little Greenshank [833]		Foraging, feeding or related behaviour known to occur within area	In buffer area only

Other Matters Protected by the EPBC Act

Commonwealth Lands [Resource Information]

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

Commonwealth Land Name	State	Buffer Status
Australian Wool Testing Authority Limited		
Commonwealth Land - Australian Wool Testing Authority Limited [14537]	NSW	In buffer area only
Commonwealth Bank of Australia		
Commonwealth Land - Commonwealth Bank of Australia [14407]	NSW	In buffer area only
Commonwealth Land - Commonwealth Bank of Australia [14406]	NSW	In buffer area only
Commonwealth Land - Commonwealth Bank of Australia [14408]	NSW	In buffer area only
Commonwealth Trading Bank of Australia		

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Appendix C: Vegetation survey data

Table 41. Vegetation survey data and locations

plot	pct	area	patchsize	condition class	zone	easting	northing	bearing	compTree	compShrub	compGrass	compForbs	compFerns	compOther	strucTree	strucShrub	strucGrass	strucForbs	strucFerns	strucOther	funLargeTrees	funHollowtrees	funLitterCover	funLenFallenLogs	funTreeStem5to9	funTreeStem10to19	funTreeStem20to29	funTreeStem30to49	funTreeStem50to79	funTreeRegen	funHighThreatExotic	Plot-based vegetation survey?	Vegetation integrity survey?
1	3320	0.07	1	Remnant	56	318313	6245752	278	4	0	0	0	0	0	40	0	0	0	0	0	5	0	100	0	2	0	1	4	4	1	3.5	☒ Yes ☐ No	☒ Yes ☐ No

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BAM Site - Field Survey Form				Site Sheet no:				
		Survey Name	Plot Identifier	Recorders				
Date	7 Nov 2025	Bankstown TAFE	Plot - Cnr Chapel Rd & French Ave	EC, MS				
Zone 56	Datum GDA 94	IBRA region		Photo #		Zone ID		
Easting 318305	6245766	Dimensions	20X20, 20x50		Orientation of midlinefrom the 0 m point	278 (Westerly)	50m centre Plot line in carpark	
Vegetation Class	Cleared, planted						Confidence: H M L	
Plant Community Type	Landscaped					EEC:	Confidence: H M L	

Record easting and northing from the plot marker. If applicable, orient picket so that perforated nib points along direction of midline.
Dimension (Shape) of 0.04 ha base plot inside 0.1 ha FA plot should be identified, magentic bearing taken along midline.

BAM Attribute (400 m² plot)	Sum values		BAM Attribute (20 x 50 m plot)		# Tree Stems Count		
Trees	4	(11 planted, 1 remnant	dbh	Euc*	Non Euc	Hollows	Record number of living eucalypt* (Euc*) and living native non-eucalypt (Non Euc) stems separately.
Shrubs	0		large trees for Euc* & Non Euc - 80 + cm	1 - remnant *E.tereticornis*	1 - Date Palm	None	
Count of Native Richness: Grasses etc.	0		50-79 cm	4			*includes all species of *Eucalyptus*, *Corymbia*, *Angophora*, *Lophostemon* and *Syncarpia*.
Forbs	0		30 - 49 cm	4			
Ferns	0		20 - 29 cm	1	1 - Melia azederach		'Record total number of stems by size class with hollows (including dead stems / trees)
Other	0		10 - 19 cm		1 - Celtis sp.		
Sum of Cover of native vascular plants by growth form group: Trees	40.0		5 - 9 cm	2			
Shrubs	0.0		< 5 cm		1 - Melia azederach		
Grasses etc.	0.0		Length of logs (m) (≥ 10 cm diameter, >50 cm in length)				
Forbs	0.0					0	
Ferns	0.0		Counts must apply to each size class when the number of living tree stems within the size class is ≤ 10. Estimates can be used when the number of living tree stems within a class is > 10. Estimates should draw from the number series 10, 20, 30..., 100, 200, 300.				
Other	0		For a multi-stemmed tree, only the largest living stem is included in the count / estimate. For hollows count only the presence of a stem containing hollows, not the count of hollows in that stem. Only count as 12 stem per tree wher the tree is multi-stemmed. The hollow-bearing stem may be a dead stem.				
High Threat Weed cover	3.5						

BAM Attribute (1 x 1 m plots)	Litter cover (%)	Bare ground cover (%)	Cryptogam cover (%)	Rock cover (%)
Subplot score (% in each)	100 100 100 100 10	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0
Average of the 5 subplots	100	0	0	0

400 m² plot: Sheet __ of __	Survey Name	Plot Identifier	Recorders
Date: 7 Nov 2025	Bankstown TAF	Plot - Cnr Chapel Rd & French Ave	EC, MS

GF Code	*Top 3 native species in each growth form group: Full species name mandatory* / *All other native and exotic species: Full species name wher practicable*	N, E or H.T.E	Cover	Abund	stratum	voucher	Comments
TG	Eucalyptus tereticornis	N	10	1			
TG	Eucalyptus punctata	N	1	1			Sapling
TG	Eucalyptus punctata	N	7	1			32 dbh
TG	Eucalyptus punctata	N	3	1			20 dbh
TG	Eucalyptus microcorys	N	14	3			
TG	Melia azederach	N	5	1			
	Celtis sp.	E	5	1			
	Phoenix caneriensis	E	3	3			
	Dietes grandiflora	E	4	18			
	Asparagus plumosus	HTE, WONS	0.5	2			
	Syagrus romanzoffiana	E	0.3	1			
	NOTE: Total of 16 trees recorded in the 50mx20m plot - see Sheet 1						
	Native canopy cover % =		**40**				
	Total cover all species (native+exotic) =		52.8				
	Additional in 30x20						
	Micky mouse plant						
	Lepidium bonariense						
	Malva sp.						
	Other ground cover weeds						
	updates plot species						
	Eucalyptus tereticornis (remnant tree, canopy spread to N is 19m		10	1			
	Celtis sp. - Codominant stems from 30cm above ground		5	1			
	Eucalyptus punctata sapling		11	3			
	Eucalyptus microcorys (next to E.punctata, fork at 1.2 metres)		14	3			
	Phoenix caneriensis		3	3			
	Dietes grandiflora		4	18			
	Asparagus plumosus		0.5	2			
	Syagrus romanzoffiana		0.3	1			
	Melia azederach		5	5			

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Appendix D: Credit reports

Credits summary report

NSW GOVERNMENT

BAM Credit Summary Report

Proposal Details

Assessment Id 00062321/BAAS22012/25/00062322	Proposal Name Bankstown Hospital	BAM data last updated * 05/08/2025
Assessor Name Nicholas W Tong	Report Created 20/03/2026	BAM Data version * Current classification (live - default) (82)
Assessor Number BAAS22012	BAM Case Status Finalised	Date Finalised 20/03/2026
Assessment Revision 0	BOS entry trigger	Assessment Type Part 5 Development (Small Area)

* 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)	Sensitivity to loss (Justification)	Species sensitivity to gain class	BC Act Listing status	EPBC Act listing status	Biodiversity risk weighting	Potential SAII	Ecosystem credits

NSW GOVERNMENT

BAM Credit Summary Report

Cumberland Shale Plains Woodland											
1	3320_Remnant	Cumberland Plain Woodland in the Sydney Basin Bioregion	30.6	30.6	0.05	Biodiversity Conservation Act listing status	High Sensitivity to Gain	Critically Endangered Ecological Community	Not Listed	2.50	True	1
											Subtotal	**1**
											Total	**1**

Species credits for threatened species

Vegetation zone name	Habitat condition (Vegetation Integrity)	Change in habitat condition	Area (ha)/Count (no. individuals)	Sensitivity to loss (Justification)	Sensitivity to gain (Justification)	BC Act Listing status	EPBC Act listing status	Potential SAII	Species credits

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BAM Biodiversity Credit Report (Like for like)

Proposal Details

Assessment Id 00062321/BAAS22012/25/00062322	Proposal Name Bankstown Hospital	BAM data last updated * 05/08/2025
Assessor Name Nicholas W Tong	Assessor Number BAAS22012	BAM Data version * Current classification (live - default) (82)
Proponent Names	Report Created 20/03/2026	BAM Case Status Finalised
Assessment Revision 0	BOS entry trigger	Assessment Type Part 5 Development (Small Area)
Date Finalised 20/03/2026		

* 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.

Potential Serious and Irreversible Impacts

Name of threatened ecological community	Listing status	Name of Plant Community Type/ID
Cumberland Plain Woodland in the Sydney Basin Bioregion	Critically Endangered Ecological Community	3320-Cumberland Shale Plains Woodland
Species		
Nil		

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BAM Biodiversity Credit Report (Like for like)

Additional Information for Approval

PCT Outside Ibra Added

None added

PCTs With Customized Benchmarks

PCT
No Changes

Predicted Threatened Species Not On Site

Name
No Changes

Ecosystem Credit Summary (Number and class of biodiversity credits to be retired)

Name of Plant Community Type/ID	Name of threatened ecological community	Area of impact	HBT Cr	No HBT Cr	Total credits to be retired
3320-Cumberland Shale Plains Woodland	Cumberland Plain Woodland in the Sydney Basin Bioregion	0.1	0	1	1

BAM Biodiversity Credit Report (Like for like)

3320-Cumberland Shale Plains Woodland	Like-for-like credit retirement options					
	Name of offset trading group	Trading group	Zone	HBT	Credits	IBRA region
	Cumberland Plain Woodland in the Sydney Basin Bioregion This includes PCT's: 3319, 3320	-	3320_Remnant	No	1	Cumberland, or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.

Species Credit Summary

No Species Credit Data

Credit Retirement Options

Like-for-like credit retirement options

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BAM Predicted Species Report

Proposal Details

Assessment Id	Proposal Name	BAM data last updated *
00062321/BAAS22012/25/00062322	Bankstown Hospital	05/08/2025
Assessor Name	**Report Created**	**BAM Data version ***
Nicholas W Tong	20/03/2026	Current classification (live - default) (82)
Assessor Number	**Assessment Type**	**BAM Case Status**
BAAS22012	Part 5 Development (Small Area)	Finalised
Assessment Revision	**BOS entry trigger**	**Date Finalised**
0		20/03/2026

* 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.

Threatened species reliably predicted to utilise the site. No surveys are required for these species. Ecosystem credits apply to these species.

Common Name	Scientific Name	Vegetation Types(s)
Black Falcon	Falco subniger	3320-Cumberland Shale Plains Woodland
Black-necked Stork	Ephippiorhynchus asiaticus	3320-Cumberland Shale Plains Woodland
Brown Treecreeper (eastern subspecies)	Climacteris picumnus victoriae	3320-Cumberland Shale Plains Woodland
Diamond Firetail	Stagonopleura guttata	3320-Cumberland Shale Plains Woodland
Dusky Woodswallow	Artamus cyanopterus cyanopterus	3320-Cumberland Shale Plains Woodland
Eastern Coastal Free-tailed Bat	Micronomus norfolkensis	3320-Cumberland Shale Plains Woodland
Eastern Osprey	Pandion cristatus	3320-Cumberland Shale Plains Woodland
Flame Robin	Petroica phoenicea	3320-Cumberland Shale Plains Woodland
Grey-headed Flying-fox	Pteropus poliocephalus	3320-Cumberland Shale Plains Woodland
Large Bent-winged Bat	Miniopterus orianae oceanensis	3320-Cumberland Shale Plains Woodland

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Little Bent-winged Bat	Miniopterus australis	3320-Cumberland Shale Plains Woodland
Little Lorikeet	Glossopsitta pusilla	3320-Cumberland Shale Plains Woodland
Regent Honeyeater	Anthochaera phrygia	3320-Cumberland Shale Plains Woodland
Scarlet Robin	Petroica boodang	3320-Cumberland Shale Plains Woodland
South-eastern Glossy Black-Cockatoo	Calyptorhynchus lathami lathami	3320-Cumberland Shale Plains Woodland
Speckled Warbler	Chthonicola sagittata	3320-Cumberland Shale Plains Woodland
Spotted-tailed Quoll	Dasyurus maculatus	3320-Cumberland Shale Plains Woodland
Swift Parrot	Lathamus discolor	3320-Cumberland Shale Plains Woodland
White-bellied Sea-Eagle	Haliaeetus leucogaster	3320-Cumberland Shale Plains Woodland
White-throated Needletail	Hirundapus caudacutus	3320-Cumberland Shale Plains Woodland

Threatened species Manually Added

None added

Threatened species assessed as not within the vegetation zone(s) for the PCT(s)

Refer to BAR for detailed justification

Common Name	Scientific Name	Justification in the BAM-C

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BAM Candidate Species Report

Proposal Details

Assessment Id 00062321/BAAS22012/25/00062322	Proposal Name Bankstown Hospital	BAM data last updated * 05/08/2025
Assessor Name Nicholas W Tong	Report Created 20/03/2026	BAM Data version * Current classification (live - default) (82)
Assessor Number BAAS22012	Assessment Type Part 5 Development (Small Area)	BAM Case Status Finalised
Assessment Revision 0	BOS entry trigger	Date Finalised 20/03/2026

* 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.

List of Species Requiring Survey

Name	Presence	Survey Months
Deyeuxia appressa Deyeuxia appressa	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☐ Oct ☐ Nov ☑ Dec ☐ Survey month outside the specified months?
Eucalyptus benthamii Camden White Gum	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☑ Oct ☐ Nov ☐ Dec ☐ Survey month outside the specified months?
Micromyrtus minutiflora Micromyrtus minutiflora	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☑ Oct ☐ Nov ☐ Dec ☐ Survey month outside the specified months?

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BAM Candidate Species Report

Pterostylis saxicola Sydney Plains Greenhood	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☑ Oct ☐ Nov ☐ Dec ☐ Survey month outside the specified months?

Threatened species Manually Added

None added

Threatened species assessed as not on site

Refer to BAR for detailed justification

Common name	Scientific name	Justification in the BAM-C
Regent Honeyeater	Anthochaera phrygia	Habitat constraints
Swift Parrot	Lathamus discolor	Habitat constraints

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