



57 Station Road, Seven Hills
Biodiversity Development Assessment
Report (Waiver)

FINAL REPORT

Prepared for Lehr Consultants International (Australia) Pty Ltd

16 May 2022

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- NSW Environment, Energy and Science Group for access to the BioNet Atlas of NSW Wildlife.
- NSW Department of Primary Industries Fisheries for access to the predicted distribution maps for threatened species and fish communities.

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- Felicity Williams (reporting)
- Jake Schwebel (assistance in the field)
- Jenny Beckius (mapping)

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1 Introduction

This biodiversity assessment has been prepared on behalf of Lehr Consultants International (Australia) Pty Ltd (LCI) in support of a State Significant Development (SSD) application submitted to the Department of Planning, Industry and Environment (DPIE) under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979).

LCI is seeking to secure approval for the construction of a new data storage centre referred to as, SYD08 development (the project) at 57 Station Road, Seven Hills, located within the Blacktown City Council Local Government Area (LGA) (Figure 1). The proposed development will comprise the construction of a new two-storey data centre at the rear of the site, associated plant and equipment, car parking areas, landscaping and civil works.

This biodiversity assessment will support an application for a Biodiversity Development Assessment Report (BDAR) waiver to support the Environmental Impact Statement (EIS) to support the SSD application under Part 4 of the EP&A Act. The objective of this assessment is to determine the presence of any threatened flora, fauna, populations or ecological communities (entities) within the study area, listed under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), *Biodiversity Conservation Act 2016* (BC Act) and/or *Fisheries Management Act 1994* (FM Act). Where applicable, it will assess the impacts of the project on any such species or their habitats and address the requirements of a BDAR waiver application.

A BDAR waiver will only be issued in limited circumstances where the Secretary of the DPIE and the Chief Executive of the department of Environment Energy and Sustainability (EES) determine that the proposed development is not likely to have any significant impact on biodiversity values.

This biodiversity assessment and supporting BDAR waiver has been prepared by Accredited Assessor, Jane Raithby-Veall (#BAAS18134), utilising the NSW Biodiversity Assessment Methodology (BAM) (DPIE 2020). All impacts on biodiversity values to which the biodiversity offsets scheme applies under section 6.3 of the BC Act are addressed herein. Biodiversity values are defined in the BC Act and the *Biodiversity Conservation Regulation 2017* (BC Regulation). The BC Regulation (clause 6.1) prescribes additional impacts on biodiversity values to be assessed under the Biodiversity Offsets Scheme.

This BDAR Waiver responds to the Industry Specific Secretary's Environmental Assessment Requirements (SEARs) issued by DPIE on 23 December 2021. An outline of the SEARs relevant to this biodiversity assessment, and how they have been responded to, is summarised in Table 1 below.

Table 1 Response to relevant SEARs (warehouses and distribution centres)

Issue and Assessment Requirements	Response	Evidence
9. Biodiversity		
<p>Assess any biodiversity impacts associated with the development in accordance with the <i>Biodiversity Conservation Act 2016</i> and the <i>Biodiversity Assessment Method 2020</i>, including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted, or the site is on biodiversity certified land.</p>	<p>A BDAR waiver request to be lodged with DPIE in addition to this report.</p>	<p>This BDAR Waiver report</p>

<p>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.</p>	<p>The site does not occur on biodiversity certified land.</p>	<p>N/A</p>
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1.1 Project background

1.1.1 Site description

The site is located at 57 Station Road, Seven Hills, described legally as Lot B / DP 404669 (Figure 1). The site is rectangular in shape with an area of 2.57 hectares and a northeast-southwest orientation. It is a corner lot with a frontage of around 111 metres to Station Road to the southwest and 242 metres to McCoy Street road reserve to the southeast. The majority of the McCoy Street road reserve is unformed, with a formed 80 metres long driveway providing access to the adjoining McCoy Park.

The study area is within the Blacktown Local Government Area (LGA), however is on the boundary of the Parramatta LGA also. The site is in the Seven Hills Industrial Area, approximately 3.8 kilometres east of the Blacktown CBD and 6.8 kilometres west of the Parramatta CBD, and approximately halfway between Toongabbie and Seven Hills railway stations.

The site has formerly been a timber yard (Fraser Timber) and is bordered by the riparian area of Blacktown Creek to the north, McCoy Park and Parramatta model aerodrome to the east, residential areas to the south across Station Road and industrial lands to the west. The site is currently zoned IN1 (General Industrial) under the *Sydney Local Environmental Plan 2012* (LEP) and is not located within the Biodiversity Values Map (BV Map) (DPIE 2021). Vegetation within the site is regulated under State Environment Protection Policies (SEPP) (Vegetation in Non-Rural Areas) 2017 (Vegetation SEPP).

1.1.2 Overview of approved development

The site is subject to an existing development approval, issued by Blacktown City Council under DA-21-01058 on 10 January 2022. The development consent (DA-21-01058) permits:

Removal of trees, bulk earthworks, stormwater drainage works and construction of a single storey data centre to operate 24 hours a day 7 days a week with ancillary offices, on-site parking and associated landscaping.

As this existing consent permits tree removal, bulk earthworks, and drainage works across the entirety of the site, with the construction of a data centre as depicted in Figure 2. The balance of the site (the study area) is the location of the proposed SSD application, excluding bulk earthworks. The proposed SSD application footprint is approximately 0.59 hectares.

1.1.3 Overview of proposed development

The SSD application seeks approval for the construction and use of a new data storage premises at the rear of the site. The particulars of the project are as follows:

- Construction of a new two-storey 19.2MW data centre at the rear of the Site including ancillary office space.
- A total floor area of 8,076sqm.
- Provision of external plant in plant yards to the west, north and south of the proposed data hall, as well as rooftop plant, which will be screened.

- Provision of 9 new generators, for a site total of 12 generators.
- Capacity for up to 289,000L of diesel fuel storage.
- Operation to take place 24 hours a day, 7 days a week.
- New vehicular circulation to provide access to Station Road, connecting into new driveways already approved under DA-21-01058.
- Parking for 31 vehicles.
- Landscaping works.

Images of the Proposal are provided in Appendix 3.

2 Methods

2.1 Database and literature review

Prior to completing the field investigation, information provided by LCI as well as other key information was reviewed, including:

- Commonwealth Department of Agriculture, Water and Environment (DAWE) Protected Matters Search Tool for matters protected by the EPBC Act.
- NSW Environment, Energy and Science (EES) BioNet Atlas of NSW Wildlife, for items listed under the BC Act.
- The NSW Department of Primary Industries (DPI) Spatial Data Portal for FM Act listed threatened species, populations and communities.
- NSW DPI *Biosecurity Act 2015* for Priority listed weeds for the Greater Sydney Local Land Services (LLS) area.
- EES Vegetation Information System (VIS) mapping, including.
 - *The Native Vegetation of the Sydney Metropolitan Area - Version 3.1 - VIS_ID 4489* (DPIE 2016).
- Acor Consultants 2022. Stormwater Management Report / Integrated Water Management Report: SYD08 – Data Centre, 57 Station Road Seven Hills. Report for LCI Consultants. Kafes, J. Acor Consultants Pty Ltd.

The implications for the project were assessed in relation to key biodiversity legislation and policy including:

- *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).
- *Environmental Planning and Assessment Act 1979* (EP&A Act).
- *Biodiversity Conservation Act 2016* (BC Act).
- *National Parks and Wildlife Act 1974* (NPW Act).
- *Water Management Act 2000* (WM Act).
- *Biosecurity Act 2015*. (Biosecurity Act).
- SEPP (Vegetation in Non-Rural Areas) 2017.
- *Sydney Local Environmental Plan 2012*.
- *Sydney Development Control Plan 2012*.

A habitat-based assessment was completed to determine the presence of suitable habitat for threatened species previously recorded (EES 2021) or predicted to occur (Commonwealth of Australia 2021) within five kilometres. This list was filtered according to species descriptions, life history, habitat preference and soil preference to determine those species most likely to be present within the study area (Section 3.2).

2.2 Field investigation

A field investigation of the study area was undertaken on the 29 January 2022 by Jake Schwebel (Botanist). Given the limited vegetation present at the site, the field survey assessed all vegetation contained within the study area over three person hours.

Based on the size of the study area, the survey effort is considered suitable to assess the presence of threatened flora and fauna species and ecological communities.

2.2.1 Permits and licences

The flora and fauna assessment was conducted under the terms of Biosis' Scientific Licence issued by the Environment, Energy and Science Group under the *National Parks and Wildlife Act 1974* (SL100758, expiry date 31 May 2022). Fauna survey was conducted under approval CSB 17/892 from the NSW Animal Care and Ethics Committee (expiry date 31 January 2022).

3 Results

Regional soil landscape mapping indicates that the study area occurs on the Blacktown soil landscape (DPIE 2020).

The study area is cleared of remnant vegetation. At the time of the assessment, the site was occupied by a range of structures associated with its previous industrial uses. These structures have since been removed (as approved under the existing development consent DA-21-01058).

The study area contains 0.11 hectares of urban native / exotic vegetation, of which 0.05 occurs within the proposed SSD application. Removal of this vegetation has been approved under the existing development consent (DA-21-01058). No additional vegetation is proposed for removal under the SSD application.

A small number of common urban fauna species were observed during the survey (Appendix 5).

The ecological values recorded at the site are shown in Figure 3.

3.1 Vegetation communities

The field assessment confirmed that vegetation present at the time of the assessment does not align with any PCT. Vegetation consists of planted native / exotic vegetation, including trees and shrubs, with no native understorey in an urban context.

Vegetation consisted predominantly of planted canopy and mid-story species including White Mulberry *Morus alba*, Oleander *Nerium oleander*, Camphor Laurel *Cinnamomum camphora*, Lantana *Lantana camara*, Crepe Myrtle *Lagerstroemia indica* and Crimson Bottlebrush *Callistemon citrinus*.

Exotic herbaceous weeds and vines such as Balloon Vine *Cardiospermum grandiflorum*, Morning Glory *Ipomoea indica*, Blackberry *Rubus fruticosus* and Green Cestrum *Cestrum parqui* were also found to be smothering the lower strata.

Scattered occurrences of African Iris *Dietes bicolor*, Black Wattle *Acacia decurrens* and Spiny-headed Matt-rush *Lomandra longifolia* also occur throughout the study area in low percentages.

Removal of this vegetation has been approved under the existing development consent (DA-21-01058)

There are no TECs within the study area. A list of flora recorded within the study area is provided in Appendix 6 and shown in Figure 3.

3.1.1 Priority weeds

Three priority weeds for the Greater Sydney LLS region, which includes the Blacktown LGA, have been recorded in the study area, and are listed in Table 2, along with their associated Biosecurity Duty in accordance with the Biosecurity Act.

The Biosecurity Act provides for the identification, classification and control of priority weeds with the purpose of determining if a biosecurity risk is likely to occur. A priority weed is any weed identified in a local strategic plan, for a region that includes that land or area, as a weed that is or should be prevented, managed, controlled or eradicated in the region.

The General Biosecurity Duty as outlined in the Biosecurity Act states:

All plants are regulated with a general biosecurity duty to prevent, eliminate or minimise any biosecurity risk they may pose. Any person who deals with any plant, who knows (or ought to know) of any biosecurity risk, has a duty to ensure the risk is prevented, eliminated or minimised, so far as is reasonably practicable.

Table 2 Priority weeds within the study area

Scientific name	Common name	Relevant biosecurity duty
<i>Lantana camara</i>	Lantana	General Biosecurity Duty
<i>Rubus fruticosus</i>	Blackberry	General Biosecurity Duty
<i>Cestrum parqui</i>	Green Cestrum	<u>Regional Recommended Measure</u> Land managers should mitigate the risk of new weeds being introduced to land used for grazing livestock. Land managers should mitigate spread from their land. Plant should not be bought, sold, grown, carried or released into the environment.

To prevent biosecurity impacts from occurring as a result of the presence of the above listed priority weeds within the study area, all practical steps should be taken to control or eradicate the weeds from the study area as per the relevant biosecurity duties outlined above, or prior to or during any future vegetation removal.

3.2 Threatened species

Background searches identified 22 threatened flora species and 46 threatened fauna species recorded (EES 2021) or predicted to occur (Commonwealth of Australia 2021) within 5 kilometres of the study area. Those species considered most likely to have habitat within the study area based on the background research are as follows:

Flora

- *Epacris purpurascens* var. *purpurascens* (Vulnerable, BC Act).
- Spiked Rice-flower *Pimelea spicata* (Endangered, EPBC Act and BC Act).

Fauna

- Grey-headed Flying-fox *Pteropus poliocephalus* (Vulnerable, EPBC Act and BC Act).
- Large Bent-winged Bat *Miniopterus orianae oceanensis* (Vulnerable, BC Act).
- Southern Myotis *Myotis macropus* (Vulnerable, BC Act).
- Little Lorikeet *Glossopsitta pusilla* (Vulnerable, BC Act).
- Powerful Owl *Ninox strenua* (Vulnerable, BC Act).
- Varied Sittella *Daphoenositta chrysoptera* (Vulnerable, BC Act).
- White-throated Needletail (Vulnerable, EPBC Act).

No threatened flora species, ecological communities or their habitats were recorded or considered likely to occur in the study area.

No threatened fauna species or their habitats were recorded or considered likely to occur in the study area. The study area does not contain any hollow-bearing trees, native vegetation or man-made infrastructure suitable for providing roosting or foraging resources to threatened fauna.

3.3 Aquatic habitats

The study area does not contain any aquatic habitats. The nearest aquatic habitat is associated with Blacktown Creek to the north of the site. Stormwater from the subject site is discharged via an existing headwall unit into the drainage swale along the northern boundary of the property, which drains into the Blacktown Creek riparian corridor.

An area downstream of the site associated with the confluence of Blacktown Creek and Toongabbie Creek is mapped within the BV Map (DPIE 2021).

No impacts to aquatic habitats are likely to occur as a result of the project.

The study area does not provide habitat for any further threatened species.

4 Impact Assessment

At the time of the field assessment, the study area contained limited features of ecological value, restricted to 0.11 hectares of urban native / exotic vegetation that may provide limited, transient resources for common urban fauna, but it is considered unlikely to support any threatened species.

This vegetation has been approved for removal under the existing development consent (DA-21-01058). No additional vegetation is proposed for removal under the SSD application.

The development site is set within an industrial area serviced by heavy, medium and light vehicular traffic. The proposal will not result in any significant changes to the functioning of the development site or the amount or type of vehicular traffic using the area. The proposal will not result in any significant changes to current light and noise levels within the development site or surrounding area.

Potential indirect hydrological impacts of the project associated with stormwater discharge were considered due to an area of Blacktown Creek downstream of the site that occurs within the BV Map (DPIE 2021). As part of the data centre development approved by Blacktown Council under DA-21-01058, the existing (pre-development) stormwater discharge point will be constructed.

Reconstruction would involve additional scour protection to ensure acceptable water velocities are maintained and riparian corridor erosion does not occur, as well as measures to reduce peak flow rates draining to the existing swale in comparison to the pre-development site discharge.

Site discharge would be treated through a Gross Pollutant Trap (GPT) as per the existing approved DA-21-01058. Soil erosion and sediment control measures have been included in a detailed Soil and Water Management Plan (SWMP) for the proposed development in accordance with industry best practices.

Given that the development will result in improved site discharge velocities and peak flow rates, the project is unlikely to result in any indirect hydrological impacts.

Based on the above, the proposal is considered highly unlikely to result in impacts either direct, indirect or prescribed to threatened flora and fauna species. Information derived from this assessment to support the BDAR waiver, is defined in the document *How to apply for a biodiversity development assessment report waiver for a major project application* (DPIE 2019) is outlined in Appendix 2.

5 Conclusion and recommendations

The following recommendations have been made regarding the project to minimise indirect impacts to biodiversity values:

- Any trees to be retained should be protected in accordance with Australian Standard AS4970 – 2009 Protection of trees on development sites.
- In the unlikely event that unexpected threatened species are identified during the project, works should cease and an ecologist should be contacted for advice.
- Appropriate erosion and sediment control measures should be installed to avoid impacts to nearby waterways via stormwater collection systems.
- Minimise disturbance to any urban native and exotic vegetation to be retained.

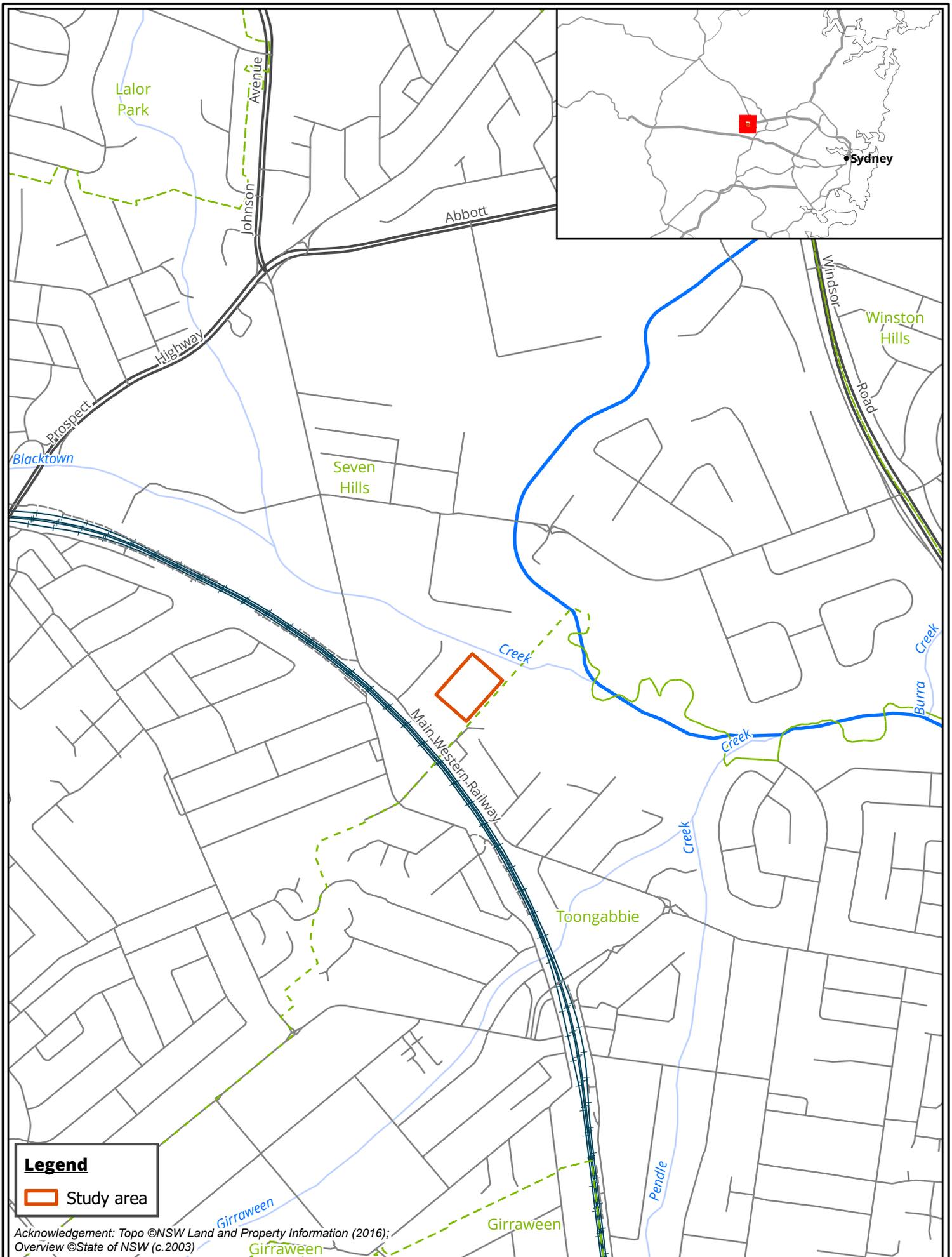
It is concluded that if the proposed development is to proceed as planned there will be no significant impacts to biodiversity values and as such a BDAR waiver should be sought in accordance with s.7.9(2) of the BC Act. Further detail is provided in Appendix 2.

References

- Commonwealth of Australia 2021. *Protected Matters Search Tool*, Australian Government Department of the Environment, Water, Heritage & the Arts, Canberra, <https://www.environment.gov.au/epbc/protected-matters-search-tool>.
- DPIE 2016. *The Native Vegetation of the Sydney Metropolitan Area - Version 3.1*, Office of Environment and Heritage, NSW.
- DPIE 2020. *Soil Landscapes of Central and Eastern NSW*, NSW Office of Environment and Heritage, Sydney, NSW, http://www.water.nsw.gov.au/__data/assets/pdf_file/0005/547682/gde_risk_assessment_guidelines_volume_1_final_accessible.pdf.
- DPIE 2021. Biodiversity Values Map NSW.
- EES 2021. *BioNet the website for the Atlas of NSW Wildlife*, <http://www.bionet.nsw.gov.au/>.

Appendices

Appendix 1 Figures



Legend
 Study area

Acknowledgement: Topo ©NSW Land and Property Information (2016);
 Overview ©State of NSW (c.2003)



Figure 1 Location of the study area

Matter: 36722
 Date: 09 February 2022,
 Checked by: FW, Drawn by: JB, Last edited by: jbeckius
 Location: P:\36700s\36722\Mapping\36722_StationRd_SevellHills

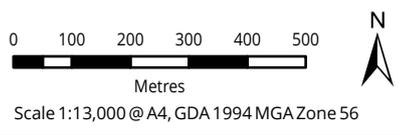
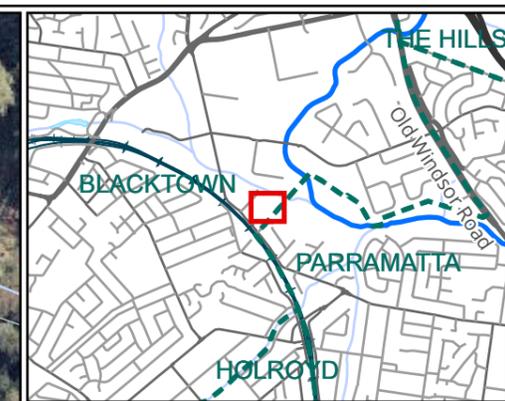


Figure 2 Relationship between approved and proposed development





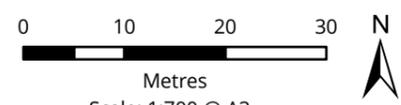
Legend

- Study area
- Lot
- SSD Application

Plant Community Type

- Urban Native/Exotic (approved for removal under existing development consent DA-21-01058)

Figure 3 Ecological values of the study area



Scale: 1:700 @ A3
Coordinate System: GDA 1994 MGA Zone 56



Matter: 36722, Date: 24 February 2022,
Created by: JB, Checked by: FW, Last edited by: jshepherd
Layout: F3_EcoValues
Project: P:\36700s\36722\mapping\36722_StationRd_SeveHills.aprx

Appendix 2 BDAR Waiver checklist

Table 3 BDAR waiver request information requirements

Item	Information requirement	Response
Admin	Proponent name and contact details	<p>Company: Lehr Consultants International (Australia) Pty Ltd (LCI)</p> <p>Contact name: David Caleo</p> <p>Contact address: Level 5, 73 Miller Street, North Sydney, NSW, 2060</p> <p>Contact email: David.Caleo@lciconsultants.com.au</p> <p>Contact phone: 0411 843 445</p>
Site details	Street address	57 Station Road, Seven Hills, NSW, 2146
	Lot and DP	Lot B / DP 404669
	Description of development site	<p>The site is rectangular in shape with an area of 2.57 ha and a northeast-southwest orientation. It is a corner lot with a frontage of around 111 m to Station Road to the southwest, and 242 m to McCoy Street road reserve to the southeast. The majority of the McCoy Street road reserve is unformed, with a formed 80 m long driveway providing access to the adjoining McCoy Park.</p> <p>An HV transmission tower is located on the site in the south, at the corner of Station Road and McCoy Street. Vehicular access is provided via three separate crossings along Station Road.</p> <p>An existing development approval (DA-21-01058) permits tree removal, bulk earthworks, and drainage works across the entirety of the site, with the construction of a data centre on approximately the front third. The balance of the site (the study area) is the location of the proposed SSD application, excluding bulk earthworks. The proposed SSD application is approximately 0.59 ha.</p>
	Location Map	Refer to Figure 1.
Site Map	Refer to Figure 2.	

Item	Information requirement	Response
Proposed development	Project description	<p>The SSD application seeks approval for the construction and use of a new data storage premises at the rear of the site. The particulars of the Proposal are as follows:</p> <p>Construction of a new two-storey 19.2 MW data centre at the rear of the Site including ancillary office space.</p> <p>A total floor area of 8,000 sqm.</p> <p>Provision of external plant in plant yards to the west, north and south of the proposed data hall, as well as rooftop plant, which will be screened.</p> <p>Provision of 9 generators.</p> <p>Capacity for up to 280,000 L of diesel fuel storage.</p> <p>Operation to take place 24 hours a day, 7 days a week.</p> <p>New vehicular circulation to provide access to Station Road, connecting into new driveways already approved under DA-21-01058.</p> <p>Parking for vehicles.</p> <p>Landscaping works.</p>
	Proposed site plan	Refer to Appendix 3.
Impacts on biodiversity	Explanation of whether a biodiversity value is or is not relevant to the proposed development. If relevant, describe nature and extent of impacts associated with the proposal.	Refer to Table 4 below.

Table 4 Impacts of the proposed development on biodiversity values

Biodiversity value	Meaning	Occurrence, potential direct, indirect or prescribed impacts
Vegetation abundance 1.4(b) BC Regulation	Occurrence and abundance of vegetation at the development site.	<p>The study area contains 0.11 ha of scattered urban native / exotic vegetation. Vegetation has been subject to disturbance and is comprised predominantly of exotic canopy, mid-story and herbaceous weed species.</p> <p>Removal of existing vegetation consisting of 0.11 ha of urban native / exotic vegetation has been approved under the existing development consent (DA-21-01058). No additional vegetation is proposed for removal under the SSD application.</p> <p>The site does not contain vegetation consistent with any NSW PCTs due to the floristic composition of the vegetation as well as the lack of original soil profile, no evidence of successful reproduction and altered structural integrity.</p> <p>Refer to Figure 3.</p>
Vegetation integrity 1.5(2)(a) BC Act	Degree to which the composition, structure and function of	The development site is subject to a high degree of historical and current disturbance. The original native vegetation communities within the development site have been completely cleared as a result of existing

Biodiversity value	Meaning	Occurrence, potential direct, indirect or prescribed impacts
	<p>vegetation at a particular site and the surrounding landscape has been altered from a near-natural state.</p>	<p>development with no regeneration or recruitment observed.</p> <p>Vegetation within the development site at the time of the assessment has been approved for removal under the existing development consent (DA-21-01058).</p> <p>The structural and functional integrity of extant vegetation within the development site is considered to be low, with low species diversity, small in size and widely separated.</p> <p>Extant vegetation performs limited functions, mainly in the form of minor uptake of rainfall, carbon sequestration and oxygen production.</p> <p>There is little connectivity between vegetation at the site and remnant native vegetation adjoining the site associated with Blacktown Creek.</p>
<p>Habitat suitability 1.5(2)(b) BC Act</p>	<p>Degree to which the habitat needs of threatened species are present at the development site.</p>	<p>The development site does not contain suitable habitat for any threatened species. Existing vegetation has been approved for removal under the existing development consent (DA-21-01058).</p> <p>The development site is set within an industrial area serviced by heavy, medium and light vehicular traffic. The proposal will not result in any significant changes to the functioning of the development site or the amount or type of vehicular traffic using the area. The proposal will not result in any significant changes to current light and noise levels within the development site or surrounding area. Based on the above, the proposal is considered highly unlikely to result in impacts either direct, indirect or prescribed to threatened flora and fauna species.</p> <p>The proposal will not impacts upon karst, caves, crevices, cliffs, other geological features of significance, or rocks.</p>
<p>Threatened species abundance 1.4(a) BC Regulation</p>	<p>Occurrence and abundance of threatened biota or their habitat at the development site.</p>	<p>The site is highly modified as a result of previous and current disturbance.</p> <p>No threatened biota or their habitats were recorded at the site or are considered likely to occur.</p>
<p>Habitat connectivity 1.4(c) BC Regulation</p>	<p>Degree to which the development site connects different areas of habitat of threatened species to facilitate the movement of those species across their range.</p>	<p>Vegetation connectivity within the development site and with the surrounding landscape is poor. Existing vegetation at the site has been approved for removal under the existing development consent (DA-21-01058).It is highly unlikely that threatened species utilise the development site or that the development site would facilitate the movement of species across their range given its highly modified and disturbed nature..</p>
<p>Threatened species movement 1.4(d) BC Regulation</p>	<p>Degree to which the development site contributes to the movement of threatened species to maintain their lifecycle.</p>	<p>The site is highly modified as a result of previous and current disturbance. No threatened species or their habitats were recorded or considered likely to occur. The site contains limited features of ecological value that are unlikely to contribute to the movement of threatened fauna species to maintain their lifecycle. Existing vegetation has been approved for removal under the existing development consent (DA-21-</p>

Biodiversity value	Meaning	Occurrence, potential direct, indirect or prescribed impacts
Flight path integrity 1.4(e) BC Regulation	Degree to which the flight paths of protected animals over the development site are free from interference.	01058). The airspace above the development site may potentially allow for movement of threatened bird or bat species given its location adjacent to Blacktown Creek riparian zone. However, flight paths for threatened biota are unlikely to be affected given the nature and scale of the proposal and the urban /industrial context in which it is located, where similar scale developments occur. Impacts to any flight paths of protected animals are considered unlikely.
Water sustainability 1.4(f) BC Regulation	Degree to which the water quality, water bodies and hydrological processes sustain threatened biota at the development site.	No waterways, water bodies or water sources that have the potential to sustain threatened species are present within the development site. An existing drainage swale exists along the northern boundary of the property, which drains into the Blacktown Creek riparian corridor. The existing point of discharge for stormwater from the site will be maintained however, the drainage conditions (peak flow rate and velocities) will be reduced and additional scour protection has been incorporated into the headwall outlet connection to the swale to reduce potential erosion.

Appendix 3 Proposed site plan



Plot: 14/03/22
 Plotted by: Ming

No.	Description	Date	By	Chk
-04	DRAFT SSDA	14.03.22	MN	MN
-03	DRAFT SSDA	11.03.22	MN	MN
-02	DRAFT ISSUE	14.01.22	MN	RV
-01	PRELIMINARY ISSUE	15.12.21	MN	RV

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Project
PROPOSED DATA CENTRE
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Drawing Title
 site plan

Status	
SEARS Scoping Submission Issue	
Scale @ A1	1:500
Project No.	4591-00
Drawing No.	SEARS-arsk0001
Rev	-04

Appendix 4 Photos



Photo 1 Urban native/exotic vegetation within the study area at the time of the field assessment. This has since been removed in accordance with the approved DA.



Photo 2 Cleared areas within the study area

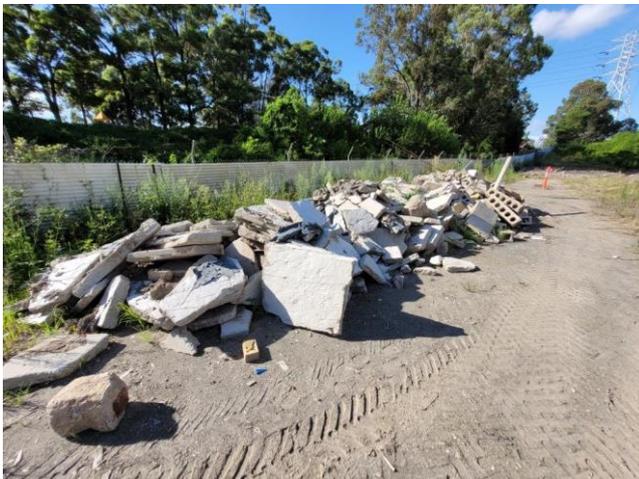


Photo 3 Construction material within the study area



Photo 4 Existing infrastructure in the study area at the time of the field assessment. This has since been approved in accordance with the approved DA.

These photos reflect the condition of the site at the time of the field assessment. The site has since been cleared of remaining infrastructure.

Appendix 5 Fauna

Fauna species recorded from the study area

Table A. 1 Fauna species recorded by Biosis, 27/06/2022

Status	Scientific name	Common name
Birds		
O	<i>Sturnus tristis</i>	Common Myna
O	<i>Neochmia temporalis</i>	Red-browed Finch
O	<i>Euploea core</i>	Common Crow
Reptiles		
O	<i>Eulamprus quoyii</i>	Eastern Water-skink

O = observed

Appendix 6 Flora

Flora species recorded from the study area

Table A. 2 Flora species recorded by Biosis, 27/01/2022

Status	Scientific name	Common name
Native species		
	<i>Acacia decurrens</i>	Black Wattle
	<i>Lomandra Longifolia</i>	Spiny-headed Matt-rush
	<i>Wahlenbergia gracilis</i>	Sprawling Bluebell
Exotic species		
	<i>Ageratina adenophora</i>	Crofton Weed
	<i>Araujia sericifera</i>	Moth Vine
	<i>Bidens pilosa</i>	Cobbler's Pegs
	<i>Cardiospermum grandiflorum</i>	Balloon Vine
Priority weed	<i>Cestrum parqui</i>	Green Cestrum
	<i>Cinnamomum camphora</i>	Camphor Laurel
	<i>Dietes bicolor</i>	African Iris
	<i>Ipomoea indica</i>	Morning Glory
	<i>Lagerstroemia indica</i>	Crepe Myrtle
Priority weed	<i>Lantana camara</i>	Lantana
	<i>Morus alba</i>	White Mulberry
	<i>Nerium oleander</i>	Oleander
	<i>Ricinus communis</i>	Castor Oil Plant
Priority weed	<i>Rubus fruticosus</i> sp. agg.	Blackberry complex
	<i>Sonchus oleraceus</i>	Common Sowthistle