



Biodiversity Development Assessment Report

Industrial Development
Application Number SSD-65529236
230 Martin Road, Badgerys Creek
NSW 2555

30 April 2026



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Executive Summary

Land Eco Consulting (Land Eco) was commissioned by EMKC³ ('the proponent') to prepare this Biodiversity Development Assessment Report (BDAR) for the proposed construction and operation of two large format warehouses and distribution centres along with an associated Asset Protection Zone (APZ) at 230 Martin Road, Badgerys Creek, NSW 2555 (the 'Subject Property'). The extent of the development is referred to as the 'Subject Land'.

The Subject Property is large lot landholding that has been historically cleared and pasture-improved for the purpose of cattle grazing. The development assessed under this BDAR involves the construction and operation of two large format warehouses along with an associated Asset Protection Zone (APZ). The Subject Land extends beyond the structural component of the development footprint to include the APZ area.

The proposed development seeks approval for two contemporary warehouse/distribution centre buildings at 230 Martin Road, Badgerys Creek. Specifically, the development will comprise:

- Site clearance works, including the removal of existing structures and trees
- Bulk earthworks and the installation and augmentation of utilities infrastructure and other services
- Construction and operational use of two warehouse or distribution centres containing ancillary offices and amenities with associated parking, on-site detention (OSD) basin, landscaping and access
- Other ancillary works

The proposed development is a State Significant Development (SSD). The applicant has commissioned this BDAR to accompany the proposal and address the requirements of the NSW Biodiversity Offset Scheme (BOS) and requires submission of a 'General' Biodiversity Development Assessment Report (BDAR) as stipulated under the *Biodiversity Conservation Act 2016* and in accordance with the Biodiversity Assessment Method (BAM). The BDAR is required to be undertaken by an accredited assessor to assess the impacts of the proposal. This BDAR meets the requirements of the Secretary's Environmental Assessment Requirements.

The proposed development has been designed to avoid and minimise impacts on biodiversity values in keeping with the purposeful use of the Subject Land and its position within the Western Sydney Aerotropolis. This has been accomplished by siting the majority of the development on pasture-improved grassland, minimising higher quality native vegetation clearing and impacts to threatened species habitat. A large artificial impoundment is present within the Subject Property adjacent to the Subject Land. This impoundment and the majority of its fringing vegetation, including core habitat for the Latham's Snipe, will be retained post-development.

The proposed development will involve the removal of 8.80 ha of native vegetation; however, the majority of this vegetation has been previously conferred Biodiversity Certification. As such, this report will only assess the impacts to 2.95 ha of non-biodiversity certified native vegetation in accordance with the Biodiversity Assessment Method (BAM), as well as the calculation and retirement of biodiversity offset credits to address associated impacts. This vegetation belongs to two plant community types (PCTs):

- PCT 3962: Coastal Floodplain Phragmites Reedland (0.56 ha removal)
- PCT 4025: Cumberland Red Gum Riverflat Forest (2.39 ha removal)

The western portion of the Subject Land comprises an area that has been conferred Biodiversity Certification. As such, this area is exempt from further assessment or offset requirements under the BOS. The remaining 2.95 ha of the Subject Land fall within Non-Biodiversity Certified land and therefore require assessment in accordance with the Biodiversity Assessment Method (BAM), as well as the calculation and retirement of biodiversity offset credits to address associated impacts.

The majority of vegetation mapped as PCT 4025 within the Subject Land comprises historically cleared, pasture-improved grassland. Although considered native and assigned to PCT 4025, the vegetation is extremely species-poor and structurally incomplete, with *Cynodon dactylon* dominating—a cultivated pasture species whose abundance is likely artificial. As a result, the vegetation integrity (VI) score is <15, below the threshold which requires further assessment or the generation of Ecosystem Credits.

Thirteen (13) Ecosystem Credits are required to be retired to offset the biodiversity impacts of the proposal.

The following threatened species were recorded on the Subject Property by Land Eco:

- Southern Myotis (*Myotis macropus*) – BC Act: Vulnerable; Species Credit
- White-bellied Sea-eagle (*Haliaeetus leucogaster*) - BC Act: Vulnerable; Ecosystem Credit
- Grey-headed Flying-fox (*Pteropus poliocephalus*) (foraging) – BC Act: Vulnerable, EPBC Act: Vulnerable; Ecosystem Credit
- Latham's Snipe (*Gallinago hardwickii*) – BC Act: Vulnerable, EPBC Act: Vulnerable, Migratory

- Eastern Coastal Free-tailed Bat (*Micronomus norfolkensis*) – BC Act: Vulnerable; Ecosystem Credit
- Eastern False Pipistrelle (*Falsistrellus tasmaniensis*) – BC Act: Vulnerable; Ecosystem Credit
- Greater Broad-nosed Bat (*Scoteanax rueppellii*) – BC Act: Vulnerable; Ecosystem Credit
- Large Bent-winged Bat (foraging) (*Miniopterus orianae oceanensis*) – BC Act: Vulnerable; Ecosystem Credit
- Sharp-tailed Sandpiper (*Calidris acuminata*) – BC Act: Vulnerable, EPBC Act: Vulnerable, Migratory

Only one of these species (Southern Myotis) is a Species Credit Species that will require the retirement of Species Credits. As such, 20 Species Credits for the Southern Myotis are required to be retired to offset the biodiversity impacts of the proposal.

Impacts will include the removal of 2.95 ha of native vegetation and two hollow-bearing stags with small to medium-sized hollows suitable for microbats including the Southern Myotis. Minor indirect impacts may influence the artificial impoundment within the Subject Property. There will be no Serious and Irreversible Impacts as a result of the proposed development.

In addition to offsetting, the *Biodiversity Conservation Act 2016* and its regulations requires that an applicant takes all reasonable effort to avoid and minimise potential impacts of the proposal on local biodiversity values. A series of mitigation and management measures have been identified, which are to be implemented as part of any construction environmental management plan produced for the site. These include measures to:

- Ensure all contractors employed to work within the Subject Land are suitably qualified, experienced and informed of the sensitive ecological features and potentially occurring threatened species;
- Assign a Project Ecologist to conduct and oversee all ecological compliance requirements associated with conducting a proposed development in line with all relevant state and commonwealth legislation and guidelines;
- Have an ecologist present during the clearing of threatened species habitat required for the proposed activity;
- Incorporate locally indigenous flora species representative of River-flat Eucalypt Forest in soft landscaping associated with the development;
- Implement vertebrate pest control during construction and operation of the development;
- Implement all relevant biological hygiene protocols and requirements as per NSW Government guidelines;
- Implement ongoing management of priority weeds according to statutory requirements; and
- Implement appropriate screen planting, vegetation protection fencing, stockpiling and sediment control during construction.

The proponent is required to retire biodiversity offset credits in order to meet their obligations to offset the residual impacts of the proposed DA. Should native vegetation clearing be required, the proponent may purchase and retire the appropriate biodiversity offset credits from Biodiversity Stewardship Sites that comply with the trading rules of the BOS in accordance with the 'like for like' report generated by the Biodiversity Assessment Method Calculator. Alternatively, the proponent can meet their offset obligations by making a payment directly into the NSW Biodiversity Offsets Payment Fund.

Table 1. Impacts that require an offset - ecosystem credits

Vegetation zone	PCT	TEC/EC	Impact area (ha)	Number of ecosystem credits required
Degraded	PCT 3962: Coastal Floodplain Phragmites Reedland	N/A	0.56	13

Table 2. Impacts that require an offset - species credits

Common name	Scientific name	Loss of habitat (ha) or individuals	Number of species credits required
Southern Myotis	<i>Myotis macropus</i>	2.95	20

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Plate 3. Example of appropriate fencing to be erected around the core habitat for the Latham's Snipe surrounding the artificial impoundment

Glossary

Acronym/ Term	Definition
BAM	New South Wales Biodiversity Assessment Method
BOS	New South Wales Biodiversity Offset Scheme
BOSET	New South Wales Biodiversity Offset Scheme Entry Tool
BC Act	New South Wales Biodiversity Conservation Act 2016
BDAR	Biodiversity Development Assessment Report
CEEC	Critically Endangered Ecological Community
DA	Development Application pursuant to section 4 of the NSW Environmental Planning and Assessment Act 1979
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DCP	Development Control Plan
Development	The use of land, and the subdivision of land, and the carrying out of a work, and the demolition of a building or work, and the erection of a building, and any other act, matter or thing referred to in section 26 that is controlled by an environmental planning instrument but does not include any development of a class or description prescribed by the regulations for the purposes of this definition (Environmental Planning and Assessment Act 1979).
DPIE	Department of Planning Industry and Environment
EEC	Endangered Ecological Community
EPBC Act	Commonwealth Environment Protection and Biodiversity Conservation Act 1999
EP&A Act	NSW Environmental Planning and Assessment Act 1979
ha	Hectares
km	Kilometre
KTP	Key Threatening Process (as listed in the BC Act)
LEP	Local Environment Plan
LGA	Local Government Area
Locality	The area within a 10km radius of the Subject site. The same meaning when describing a local population of a species or local occurrence of an ecological community.
m	Metres
mm	Millimetres
NPWS	NSW National Parks and Wildlife Services
NSW	New South Wales
OEH	Office of Environment and Heritage (now the Department of Planning Industry and Environment)
Proposal	The development, activity or action proposed.
ROTAP	Rare or Threatened Australian Plants
SEPP	State Environmental Planning Policy
SSD	State Significant Development
Subject Land	Development footprint including the APZ area and surveyed areas of 230 Martin Road, Badgerys Creek, NSW 2555
Subject Property	230 Martin Road, Badgerys Creek, NSW 2555 (Lot A/-/DP406215)
TEC	Threatened Ecological Community
Threatened species, populations and ecological communities	Species, populations and ecological communities specified in Schedules 1, 1A and 2 of the BC Act and <i>threatened species, population or ecological community</i> means a species, population or ecological community specified in any of those Schedules.
VI Plot	Vegetation Integrity Plot (also referred to as 'BAM' Plot) sampled in accordance with Section 4.3.4 of the New South Wales Biodiversity Assessment Method 2020
VIS	Vegetation Integrity Score

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: 30/04/2026

BAM Assessor Accreditation no: #BAAS18059

This BDAR has been prepared to meet the requirements of BAM 2020.

ii. Details and experience of author/s and contributors

Name	BAM Assessor Accreditation no.	Position/Role	Tasks Performed	Relevant Qualifications
Kurtis Lindsay	#BAAS18059	Principal Ecologist	Document Review	BSc (Hons)
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Serene White		Project Manager Ecologist	Report Preparation Figure Preparation BAM-C Data entry and analysis Targeted threatened flora surveys Targeted threatened fauna surveys	BSc BNatSc MRes
Juliette Hennessy		Ecologist	Report Preparation BAM-C Data entry and analysis Figure Preparation BAM Plot Surveys Targeted threatened flora surveys Targeted threatened fauna surveys	BSc (Hons)
Chantelle de Kock		Ecologist	Report Preparation	BSc (Hons)
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Blake Abbott		Ecologist	BAM Plot Surveys Targeted threatened flora surveys Targeted threatened fauna surveys	BSc
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Stage 1: Biodiversity Assessment

1. Introduction

1.1 Proposed Development

1.1.1 Development Overview

Land Eco Consulting (Land Eco) was engaged by EMKC³ ('the proponent') to prepare this Biodiversity Development Assessment Report (BDAR) for the State Significant Development (SSD-65529236) proposed for 230 Martin Road, Badgerys Creek, NSW 2555 (Lot A/-/DP406215) (the 'Subject Property'). This BDAR assesses the proposed construction and operation of the two large format warehouses and distribution centres, and the associated earthworks, landscaping and infrastructure.

The requirements of the *Biodiversity Conservation Act 2016* (BC Act) and *Biodiversity Conservation Regulation 2017* are assessed in this BDAR pursuant to Part 4 of the EP&A Act and Schedule 2 of the Environmental Planning and Assessment Regulation submitted to the NSW Planning Secretary. As this is an SSD and the development extends beyond the Biodiversity Certified land on the Subject Property, this BDAR has been prepared in accordance with the Planning Secretary's Environmental Assessment Requirements (SEARs). As per the SEARs, this BDAR identifies the certified and non-certified land on the site (**Figure 2**).

Land Eco have produced this report to assess any potential impacts associated with the SSD and recommend appropriate measures to mitigate any potential ecological impacts in line with the requirements of the Consent Authority, the NSW Planning Secretary.

1.1.2 Location

The Subject Property (230 Martin Road, Badgerys Creek, NSW 2555 (Lot A/-/DP406215)) occurs in Western Sydney within the new Western Sydney Aerotropolis Precinct. This BDAR relates solely to the development footprint, hereafter referred to as the 'Subject Land'. The Subject Land occupies a portion of the Subject Property (**Figure 1**). As this is an SSD and the development extends beyond the Biodiversity Certified land on the Subject Property, this BDAR has been prepared in accordance with the Planning Secretary's Environmental Assessment Requirements (SEARs). As per the SEARs, this BDAR identifies the certified and non-certified land on the site (**Figure 2**).

1.1.3 Proposed development and the Subject Land

The proposal involves the preparation of the developable area of the site then construction of the two large warehouses with ancillary offices (**Figure 5**). The developable area is identified as the Subject Land in **Figure 1** and encompasses the development footprint along with the APZ area. The proposal will be constructed over a single construction phase.

The proposal seeks approval for two contemporary warehouse or distribution centre buildings at 230 Martin Road, Badgerys Creek.

Specifically, the development will comprise:

- Site clearance works, including the removal of existing structures
- Bulk earthworks and the installation and augmentation of utilities infrastructure and other services
- Construction and operational use of two warehouse or distribution centres containing ancillary manufacturing use in the proposed Lot 1 building with associated parking, landscaping across the site and access
- Other ancillary works including stormwater infrastructure (excluding works to be delivered by public authorities e.g., Park Edge Street and the Regional Stormwater Infrastructure basin) and delivery of the frontage upgrade of along Martin Road to facilitate access to the site.

In detail, the construction of two warehouse or distribution centre buildings with ancillary office, amenities and manufacturing has been described in (**Table 3**):

Table 3. Detailed Description of the Development (EMKC³ 2026)

Component	Details
Project Area	Warehouse or Distribution centre

Component	Details
	Ancillary office (lot 1 and lot 2). Ancillary manufacturing (lot 1 only)
Proposed Use	Lot 1 Large format warehouse with ancillary office and manufacturing (including steel cutting) Lot 2 Large format warehouse with ancillary office
Project Description	The project comprises: ▪ Bulk earthworks and site preparation works. ▪ Utility services and stormwater infrastructure (interim and ultimate scenarios) excluding the regional stormwater basin. ▪ Subdivision of the existing allotment into three (3) new allotments. ▪ Construction and operational use of two warehouse and distribution centres with ancillary office and manufacturing (Warehouse 1 only). Approval is sought for the fit-out of Warehouse 1. ▪ Landscaping ▪ Site Access
Subdivision	Proposed Lot 1: 4.19 ha Proposed Lot 2: 9.1ha Proposed Lot 3: 10.52 ha
Warehouse 1 (Lot 1)	Gross Floor Area (GFA): ▪ Warehouse and distribution centre – 16,465m² ▪ Ancillary office – 600m² ▪ Amenities block - 37m² ▪ Total – 17,102m² Maximum Building Height = 12.95m 24 loading docks Access: – Truck entry driveway in the northwest corner of the site – Combined car park entry / exit located to the south of the truck entry – Truck exit driveway located in southwest corner of Lot 1
Warehouse 2 (Lot 2)	GFA: – Warehouse and distribution centre – 18,564m² – Ancillary office building 2A – 600m² – Ancillary office building 2B - 504m² – Total – 19,668m² Maximum Building Height = 12.65m 18 loading docks Access: – Combined car park entry / exit driveway located opposite Office 2A – Truck entry / exit driveway located to the north of the car park entry / exit
Car Parking	Lot 1 86 spaces Lot 2 119 spaces
Landscaping	Lot 1

Component	Details
	4,206m ² Lot 2 3,412m ²
Earthworks	Bulk cut and fill will be required to achieve flat pads for industrial development; access to the site from Martin Road; and flood immunity. The proposed surface grading will follow the existing site topography.
Infrastructure Upgrades	Interim: - The proposal includes provision for on-site stormwater detention that can appropriately service the site from a stormwater management perspective, until such a time as the regional stormwater basin is delivered by Sydney Water. - Noting the low traffic generation proposed, the proposal will have a negligible material impact to the performance of the external road network when compared to the existing site. Note: ongoing discussions with Council and investigations are currently being undertaken to determine whether the proposal will generate the requirement for pavement upgrades along a portion of Martin Road. - The proposal includes provision to upgrade the frontage of Martin Road to accommodate the future Collector Road in accordance with the Precinct Plan and Liverpool Aerotropolis 7.12 Contributions Plan (7.12 Plan) by means of a half-width upgrade for the length of the frontage only. - The proposal accommodates the possible future provision of a corridor for the future Park Edge Street – which is not a contributions road and will be delivered by the relevant roads authority (Council), subject to separate planning approval processes. Connections to the Park Edge Street will be provided by a future Riparian Street (contributions road) which is located in the property directly north providing a permeable and accessible solution to the future Park Edge Street. The subject proposal does not propose the dedication of land or carrying out of works for the future Park Edge Street. Ultimate: - The proposal will provide connection to the future regional stormwater basin once constructed by Sydney Water and the regional scheme is operational. - The proposal will utilise the future Collector Road and Eastern Ring Road for access to regional road network once delivered. - Ongoing discussions are required with Council (and adjacent landowners) to understand the full extent of upgrades required to Martin Road.
Employment Opportunities	Construction: 60 FTE jobs Operational: 108 FTE jobs
Estimated Development Cost	\$108,866,194 (excluding GST) The Estimated Development Cost (EDC) has been calculated in accordance with DPHI's required form and is provided within the EDC Report located at Appendix T which also satisfies DPHI's requirements.
Staging/Phasing	The proposal will be constructed over a single construction phase. Note: staged construction certificates would be issued; however, the proposal does not constitute staged development pursuant to the Act.

The Subject Land is a large lot landholding that has not been developed except for a shed. The Subject Land has been historically cleared and pasture-improved for the purpose of cattle grazing. A previous landholder practiced set-stocking and intensive supplementary feeding with organic wastes (e.g. spoilt fruit and vegetable waste) sourced from outside of the property.

Most of the Subject Property occurs on the broad floodplain of Badgerys Creek. The creek itself forms the eastern boundary of the Subject Property. The only remnant native vegetation on the property is a patch of *Eucalyptus tereticornis*, *Eucalyptus amplifolia*, *Angophora subvelutina* and *Angophora floribunda* that grows on the floodplain of South Creek.

The Subject Land supports 8.80 ha of native vegetation, of which 2.95 ha occurs on non-biodiversity certified land. This vegetation comprises PCT 3962: Coastal Floodplain Phragmites Reedland (0.56 ha) and PCT 4025: Cumberland Red Gum

Riverflat Forest (2.39 ha). The proposed development will require the removal of this 2.95 ha of non-certified native vegetation. The remaining 5.85 ha of native vegetation is biodiversity certified and therefore does not require further assessment or offsetting under the Biodiversity Offset Scheme (BOS).

An artificial impoundment occurs in the centre of the Subject Property, outside of the Subject Land. This artificial impoundment is an area of lower relief than the surrounding floodplain. It is possibly a paleochannel of South Creek that was filled with sediment to the point that it only occasionally carried surface water for short periods of time, during major rainfall events. When the Australian Native Landscapes facility was built at 210 Martin Road, Badgerys Creek (due north of the Subject Property) the paleochannel was cut-off and surface water that flowed into this depression accumulated such that by April 2022 the paleochannel and the dry land surrounding it were inundated. Historical imagery from 1986 of the Subject Property suggests that this waterbody may not have originally occurred within the Subject Property (**Figure 4**) (NSW Historical Imagery 2024). This artificial impoundment has been caused by blocking the flow of surface water at the boundary between the Subject Property, and the land to the north.

1.1.4 Secretary's Environmental Assessment Requirements (SEARs) SSD-65529236 Relevant to Biodiversity

This BDAR has been prepared in response to the SEARs SSD-65529236 and comments from Liverpool City Council on the SEARs (Table 4).

Table 4. Secretary's Environmental Assessment Requirements (SEARs) SSD-65529236 and Liverpool City Council Comments on the SEARs Relevant to Biodiversity

Topic	Requirement/Feedback	Agency	Section of report where requirement addressed
Statutory and Strategic Context	- a detailed description of the history of the site, including the relationship between the proposed development and all development consents and approved plans previously and/or currently applicable to the site - demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, adopted precinct plans, draft district plan(s) and adopted management plans and justification for any inconsistencies. This includes, but is not limited to: <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>	Department of Planning	Section 12.4
Landscaping	- An arborist report, tree protection plan and vegetation management plan - Detailed plans showing suitable landscaping which incorporates endemic species, heights of trees at maturity and proposed canopy coverage and location of trees to be removed and retained - Demonstration of consistency with the Western Sydney Aerotropolis Landscape Species List to minimise wildlife attraction risk.	Department of Planning	A Vegetation Management Plan (Land Eco 2026b) has been prepared to accompany the development application and this BDAR. A Wildlife Hazard Assessment and Wildlife Management Plan (Land Eco 2026a) has been prepared for this development to demonstrate the consistency with the Western Sydney Aerotropolis Landscape Species List to minimise wildlife attraction risk.
Water Management	An assessment of potential surface and groundwater impacts associated with the development, including potential impacts on watercourses (Wianamatta – South Creek), key fish habitat and recreational fishing, groundwater, and groundwater dependent communities nearby	Department of Planning	Aquatic and riparian assessments or address of the <i>Fisheries Management Act 1994</i> is outside of the scope of this report. An on-site detention (OSD) basin is proposed to be established within the Subject Land with the aim of collecting additional stormwater that may come as a result of the development (EMKC³ 2026). Alterations to flow of stormwater and groundwater is not expected to significantly affect riparian vegetation. The proposed OSD basin will minimise the amount of stormwater reaching the

Topic	Requirement/Feedback	Agency	Section of report where requirement addressed
			riparian vegetation. Regardless, the western bank of Wianamatta-South Creek is vegetated with weeds, and scattered native trees, groundcovers and shrubs. It is unlikely that groundwater, and stormwater would be altered by the development in a manner that would impact upon this vegetation.
Soils	A description of and assessment of potential impacts on soil resources and riparian land on and near the site, including impacts on the Wianamatta – South Creek riparian corridor, soil erosion, salinity and acid sulfate soils.	Department of Planning	Aquatic and riparian assessments or address of the <i>Fisheries Management Act 1994</i> is outside of the scope of this report. Alterations to flow of stormwater and groundwater is not expected to significantly affect riparian vegetation. The proposed OSD basin will minimise the amount of stormwater reaching the riparian vegetation. Regardless, the western bank of Wianamatta-South Creek is vegetated with weeds, and scattered native trees, groundcovers and shrubs. It is unlikely that groundwater, and stormwater would be altered by the development in a manner that would impact upon this vegetation.
Biodiversity	- Identification of certified and non-certified land within the site and demonstration of consistency with any Biodiversity Certification Order - The preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act for any part of the development located on non-certified land, except where a waiver for preparation of a BDAR has been granted	Department of Planning	This report, a Biodiversity Development Assessment Report (BDAR) was produced as the direct impacts of the proposal extend beyond the Biodiversity Certified land within the Subject Property. The certified land and non-certified land within the Subject Property is identified in Section 1.3.1.1.
Landscape	- Due to the scale and mass of the proposed building, the development must seek to replant a substantial amount of vegetation to restore the existing creeks, achieving high level of tree canopy coverage using native trees and vegetation to soften the visual impact of the development on the streetscape and to create high-quality landscape environments. - The planting schedule for the riparian corridor zone must be informed by a Vegetation Management Plan prepared by an appropriately qualified expert. The report must inform the landscape design and ensure that the proposal complies with the Aboriginal Cultural Heritage	Liverpool City Council	A Vegetation Management Plan (Land Eco 2026b) has been prepared to accompany the development application and this BDAR.

Topic	Requirement/Feedback	Agency	Section of report where requirement addressed
Natural Environment	Assessment, Council's Tree Management Policy and other legislative requirements. - The preliminary landscape plans indicates that there may be impacts within the non-bio certified portion of the land, it is therefore recommended that further information of extent of impacts is provided for impacts within bio/non bio certified land. - A Biodiversity Assessment Report (BDAR) should be submitted to assess the subject sites biodiversity values and potential implications of the development. It should provide details on any potential impacts (both direct and indirect) to areas across the subject site and adjacent areas and follow the avoid, minimise and offset hierarchy in accordance with the Biodiversity Assessment Method (BAM). - The BDAR is to be prepared by an accredited assessor.	Liverpool City Council	This report, a Biodiversity Development Assessment Report (BDAR) was produced as the direct impacts of the proposal extend beyond the Biodiversity Certified land within the Subject Property. The certified land and non-certified land within the Subject Property is identified in Section 1.3.1.1. Accreditations of the authors and the accredited assessor Kurtis Lindsay (#BAAS18059) are included in Declarations.

1.1.5 Other Documentation

Other documentation relevant to biodiversity to be submitted with the proposed development include:

- Wildlife Hazard Assessment and Wildlife Management Plan (Land Eco 2026a)
- Vegetation Management Plan (Land Eco 2026b)
- Landscape Plan (Geoscapes 2025)
- Architectural Plans (EMKC³ 2026)
- Bushfire Protection Assessment (Travers Bushfire Ecology 2025)
- Preliminary Arborist Assessment (Tree Survey 2025)
- Flood Impact and Risk Assessment (Worley Consulting 2026)

1.2 Biodiversity Offset Scheme Entry

The Planning Proposal is subject to approval under Part 3 of the EP&A Act. The proponent has commissioned this BDAR to accompany the proposal and address the requirements of the NSW Biodiversity Offset Scheme (BOS) and requires submission of a 'General' BDAR as stipulated under the Biodiversity Conservation Act 2016 and in accordance with the Biodiversity Assessment Method (BAM), owing to the removal of native vegetation which exceeds the 'Area Clearing Threshold'. The BDAR is required to be undertaken by an accredited assessor to assess the impacts of the proposal.

1.2.1 State Significant Development

In accordance with section 7.9(a) of the BC Act, an application for development consent under Part 4 of the *Environmental Planning and Assessment Act 1979* for State significant development is to be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values. As this is an SSD and the development extends beyond the Biodiversity Certified land on the Subject Property, this BDAR has been prepared in accordance with the Planning Secretary's Environmental Assessment Requirements (SEARs). As per the SEARs this BDAR identifies the certified and non-certified land on the site (**Figure 2**).

The environmental impact statement that accompanies any such application is to include the biodiversity assessment required by the environmental assessment requirements of the Planning Agency Head under the EP&A Act 1979.

1.2.2 Area Clearing Threshold

The BC Act and its regulations stipulate the native vegetation clearing 'area threshold' values that determine whether a development is required to be assessed in accordance with the 'Biodiversity Offset Scheme' (BOS). Minimum entry thresholds for native vegetation clearing depend on the minimum lot size (shown in the Lot Size Maps made under the relevant Local Environmental Plan [LEP]), or actual lot size (where there is no minimum lot size provided for the relevant land under the LEP). The term 'vegetation clearing' includes all lopping, felling, slashing, or mowing of native trees, shrubs, or groundcover for the purpose of construction, landscaping, excavation or bushfire Asset Protection Zone (APZ) works.

Developments that trigger the BOS will require a 'Biodiversity Development Assessment Report' (BDAR) (this report) that addresses the Biodiversity Assessment Method and the retiring of Biodiversity Offset Credits.

There is no minimum lot size prescribed by the SEPP (Western Parkland City) 2021 to the Subject Property. The actual lot size is approximately 24.28 ha. This means the 'native vegetation clearing threshold' trigger for this BOS is 0.5 ha (**Table 5**).

A total of 0.56 ha of PCT 3962 and 2.39 ha of PCT 4025 within non-biodiversity certified land will be removed for the proposed development.

As 2.95 ha of non-biodiversity certified native vegetation is proposed for removal, this is a trigger for the BOS.

Table 5. Biodiversity Offset Scheme Entry Thresholds

Minimum lot size associated with the property	Threshold for clearing, above which the BAM and offsets scheme apply
Less than 1 ha	0.25 ha or more
1 ha to less than 40 ha	0.5 ha or more
40 ha to less than 1000 ha	1 ha or more
1000 ha or more	2 ha or more

1.2.3 Biodiversity Value Mapping

At the time of preparing this report, the Subject Property contained land mapped as 'Biodiversity Value' (**Figure 1**) (NSW DCCEEW 2026a). This 'Biodiversity Value' is associated with Wianamatta-South Creek. The Subject Land does not contain any of the land mapped as containing biodiversity values within the Biodiversity Values Map (NSW DCCEEW 2026a) (**Figure 1**). No native vegetation is proposed for removal from the land mapped 'Biodiversity Value'. Therefore, this not a trigger for the BOS.

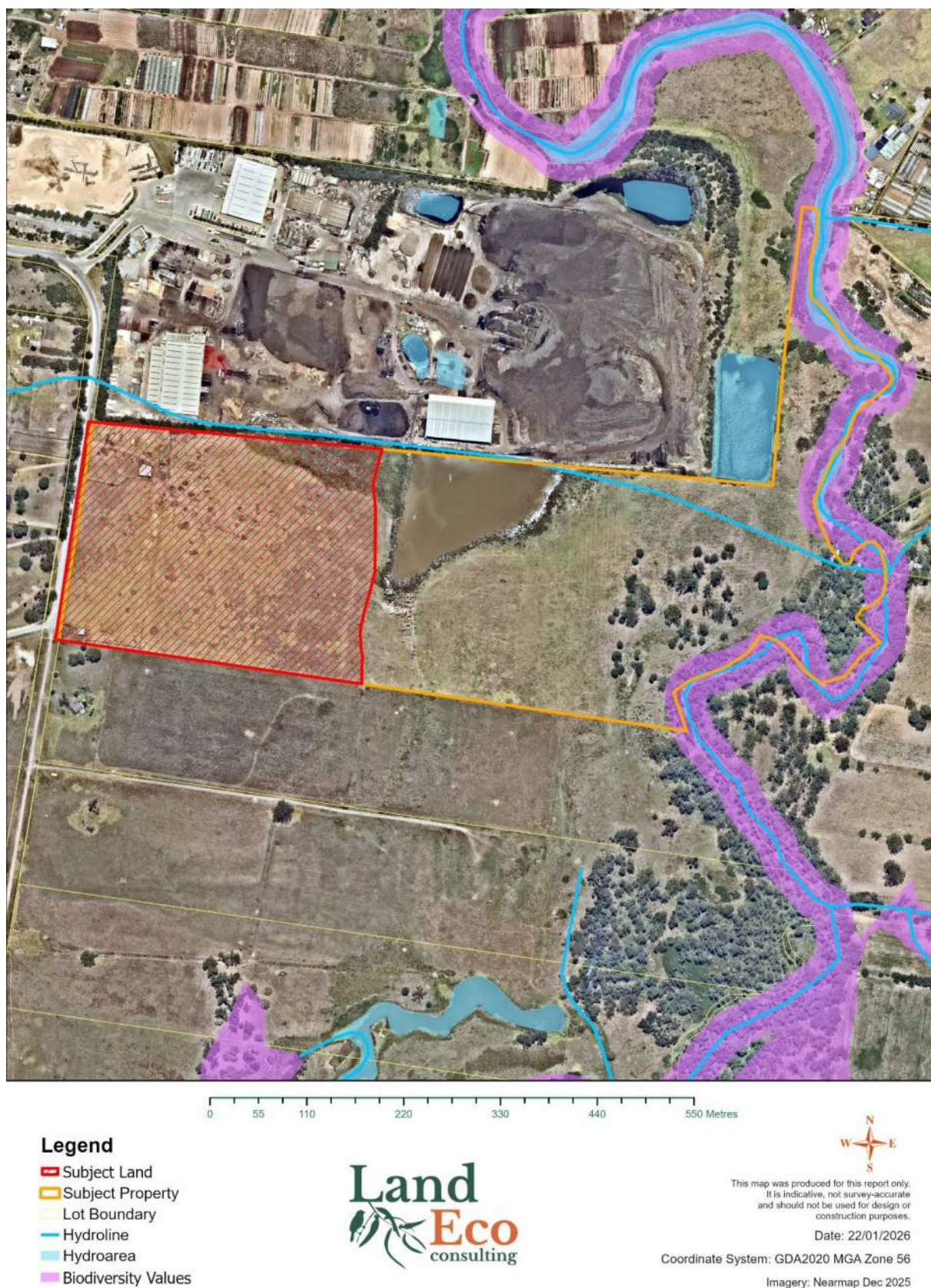


Figure 1. Biodiversity Values Mapping (NSW DCCEEW 2026a) in relation to the Subject Land

1.3 Excluded Impacts

1.3.1 Native Vegetation Regulatory Map

The entirety of the Subject Property is mapped as 'Land excluded from the LLS Act' by the Native Vegetation Regulatory Map (NSW DCCEEW 2026f). Therefore Chapter 2 *Vegetation in non-rural areas of the State Environmental Planning Policy (Biodiversity and Conservation) 2021* applies to this development.

1.3.1.1 Biodiversity Certified Lands

In December 2007, an order conferring biodiversity certification on *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) was made by the then Minister for the Environment under section 126G of the then *Threatened Species Conservation Act 1995* (TSC Act).

In July 2008, the Minister's certification was validated by the *Threatened Species Conservation Amendment (Special Provisions) Act 2008* which was subsequently incorporated into Part 7 of Schedule 7 of the TSC Act. The amendment gives the Minister for the Environment the power to suspend or revoke the certification if any of its conditions, termed Relevant Biodiversity Measures (RBMs), are not complied with.

The RBMs applying to the certification have remained unaltered since gazettal of the original order and require (among other things) the permanent protection of 2,000 hectares of high quality vegetation within the Growth Centres. On 25 August 2017, the *Biodiversity Conservation Act 2016* (BC Act) came into force, replacing the TSC Act.

However, section 35 of the *Biodiversity Conservation (Savings and Transitional) Regulation 2017* provides that Biodiversity certification that was conferred on land under Part 7AA of the *Threatened Species Conservation Act 1995* and that was in force on the repeal of that Act is taken to be biodiversity certification conferred on the land under Part 8 of the new Act.

The SEARs require the assessment of the proposal's biodiversity impacts to be in accordance with the *Biodiversity Conservation Act 2016*, including the identification of certified and non-certified land within the site. The western portion of the Subject Property including an area of the Subject Land has been conferred biodiversity certification in accordance with the BC Act (**Figure 2**). The eastern portion of the Subject Land is non-biodiversity certified and hence why this BDAR has been prepared.

1.4 Matters of National Environmental Significance

The proposed development is unlikely to result in significant impacts on any MNES identified within or adjacent to the Subject Property. No Grey-headed Flying-fox foraging or breeding habitat will be directly affected, therefore impacts to this species are expected to be non-significant. A stand of *River-Flat Eucalypt Forest on Coastal Floodplains of southern New South Wales and eastern Victoria* CEEC occurs to the east of the Subject Property but lies outside the proposal area. While indirect impacts may occur, these are not anticipated to be significant.

Latham's Snipe and Sharp-tailed Sandpiper were recorded within the artificial impoundment east of the Subject Land, and the adjacent vegetation. The artificial impoundment constitutes internationally important habitat for Latham's Snipe, as it was found to support more than 18 individuals observed during a single survey (a maximum of 20 individuals were observed on one night in 2026). The habitat does not meet the criteria for important habitat for the Sharp-tailed Sandpiper, with only two individuals recorded (below the 0.1% population threshold for the East-Australasian Flyway). As the majority of wetland habitat supporting foraging by these species will be retained and protected, impacts to both migratory shorebird species are expected to be non-significant. While some indirect impacts may occur, these are unlikely to affect the viability of local populations.

Important habitat for the Latham's Snipe occurs within the Subject Property, the core habitat where the vast majority of Latham's Snipes were observed will be retained and protected through the mitigation measures in **Table 37**. As a result, no significant impact is expected and a referral to the Commonwealth is not deemed necessary for this proposal. The proponent may choose to precautionarily undertake a referral to the Commonwealth to confirm that the proposal is not a controlled action under the EPBC Act.

1.5 Information Sources

A detailed list of all sources utilised in the preparation of this BDAR is presented in the 'References' (**Section 13**) of this report.

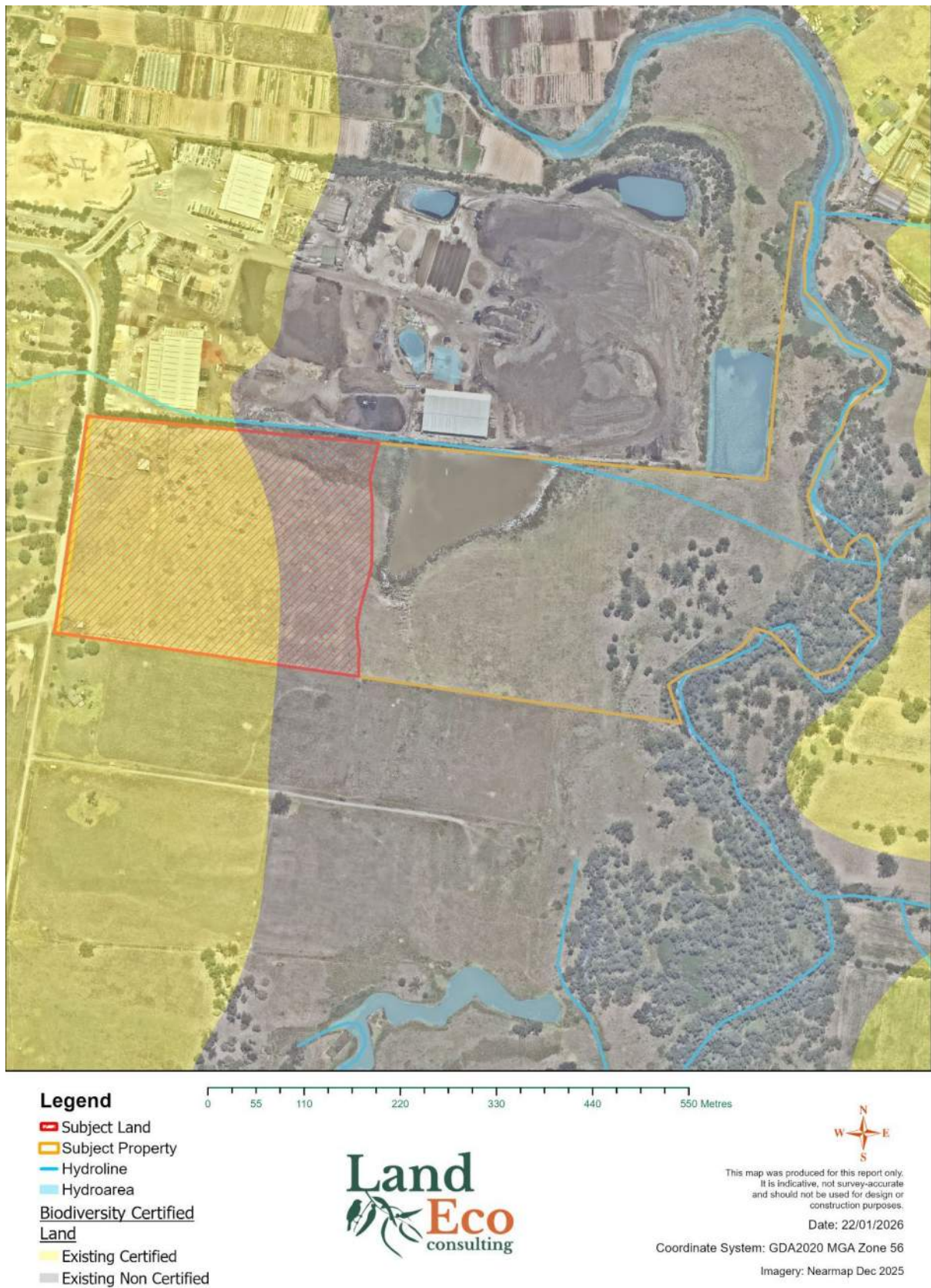


Figure 2. Biodiversity Certified Lands relative to the Subject Land



Figure 3. The location of the Subject Property, Subject Land and BAM Plots in reference to the artificial impoundment (ie. 'waterbody') within the Subject Property and the mapped Hydrolines and Hydroareas in the locality

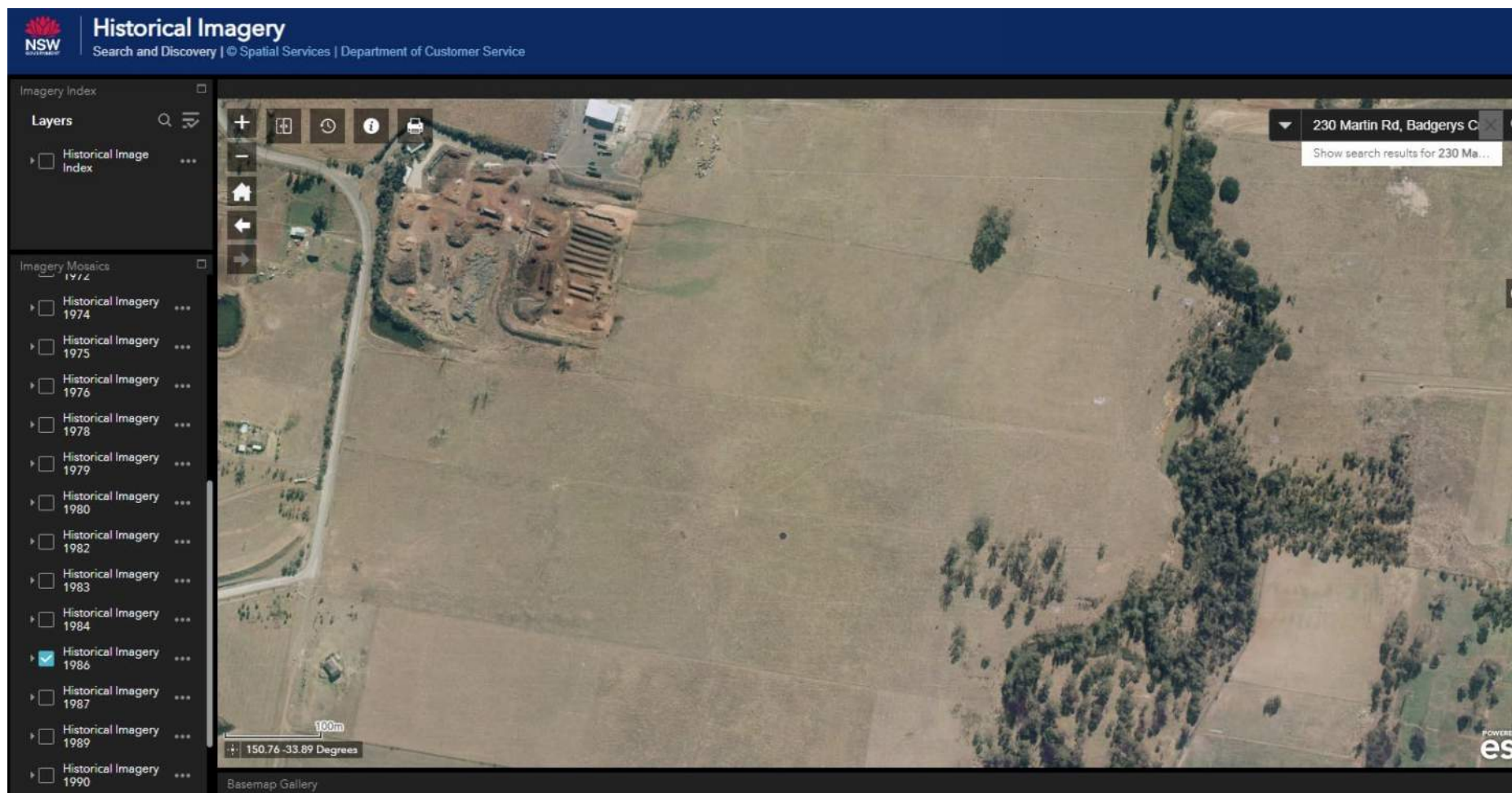
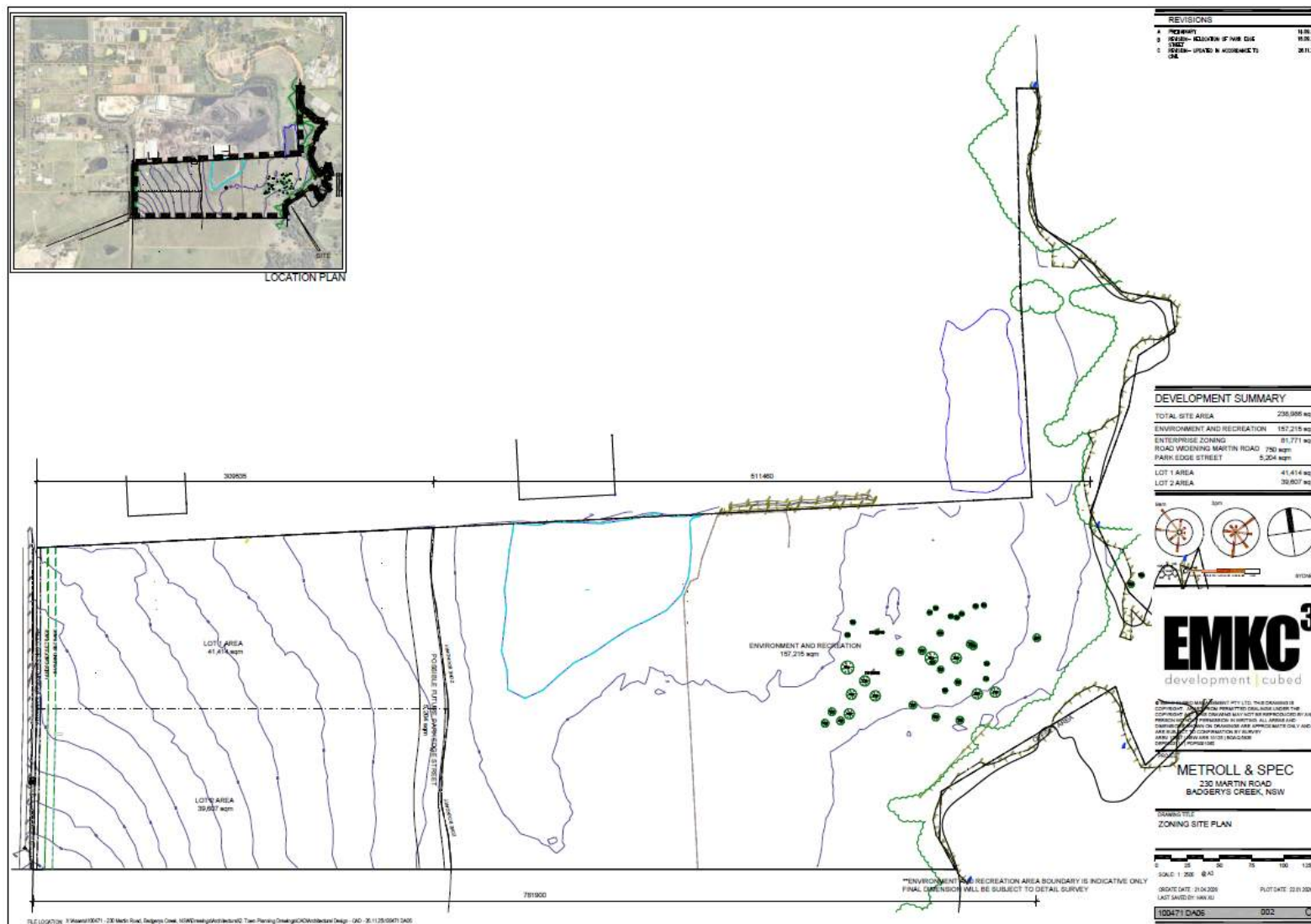


Figure 4. Historical Imagery of the Subject Property from 1986 prior to the formation of the artificial impoundment within the Subject Property (NSW Historical imagery 2024). The dot represents the centre of the Subject Property with the early stages of the ANL facility to the north.



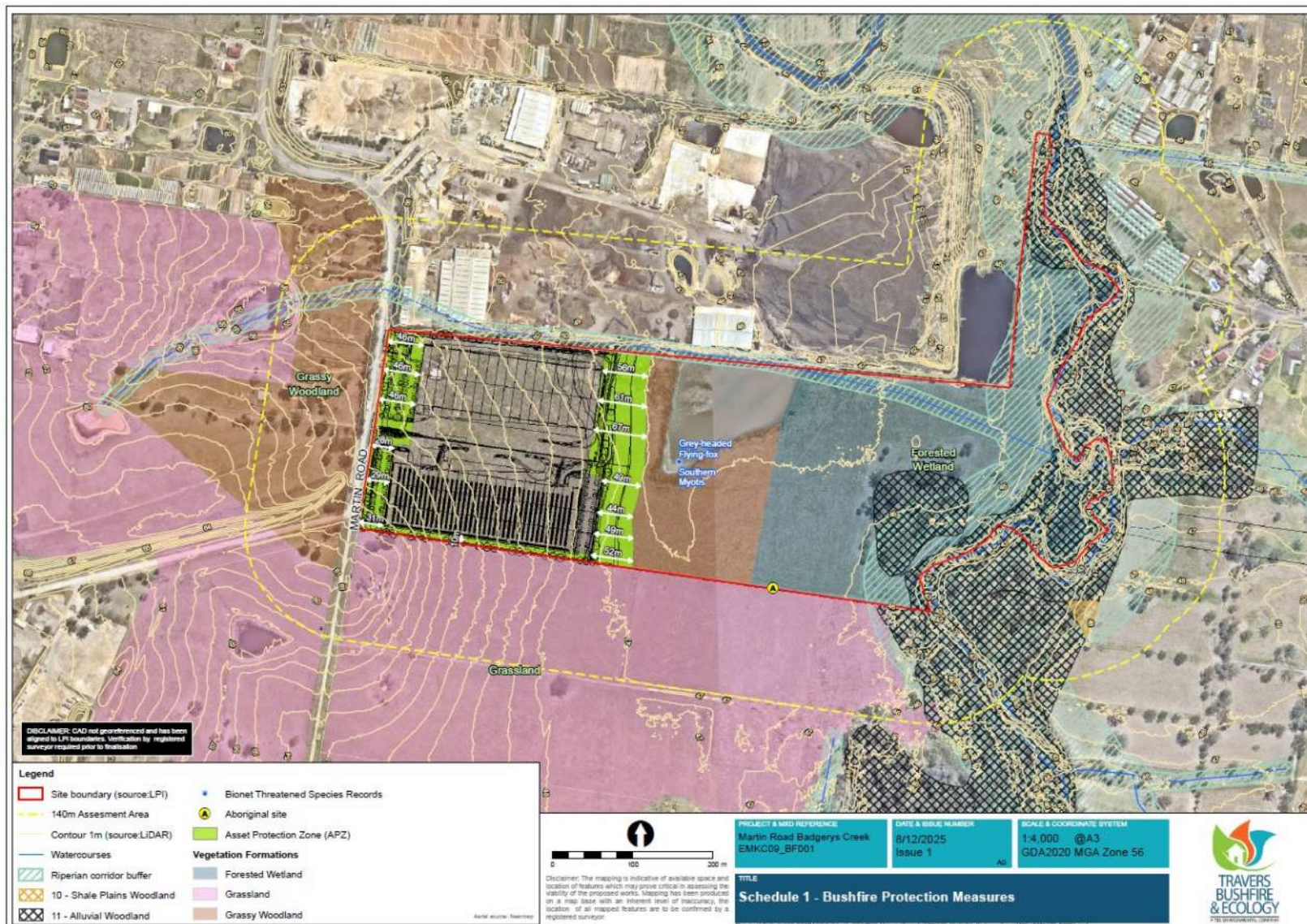


Figure 6. Bushfire Protection Measures including Asset Protection Zone (APZ) (Travers Bushfire Ecology 2025)

2. Method

2.1 Site Context Methods

2.1.1 Landscape Features

The Subject Property is a large lot landholding that has not been developed except for a shed. The Subject Property has been historically cleared and pasture-improved for the purpose of cattle grazing. The Subject Land occurs over the western part of the Subject Property, at the top of a gentle slope which declines to Wianamatta – South Creek at the eastern boundary. This creek is a tributary to Badgerys Creek, with most of the property extending across the floodplain.

Remnant native vegetation within the Subject Property includes a patch of *Eucalyptus tereticornis*, *Eucalyptus amplifolia*, *Angophora subvelutina* and *Angophora floribunda* that grows on the floodplain of South Creek. A large artificial impoundment with surrounding native vegetation occurs in the centre of the Subject Property. This artificial impoundment is an area of lower relief than the surrounding floodplain. It is possibly a paleochannel of Kemps Creek that was filled with sediment to the point that it only occasionally carried surface water for short periods of time, during major rainfall events. When the Australian Native Landscapes (ANL) facility was built at 210 Martin Road, Badgerys Creek (due north of the Subject Property) the paleochannel was cut-off and surface water that flowed into this depression accumulated. Historical imagery from 1986 of the Subject Property suggests that this waterbody may not have historically occurred within the Subject Property (**Figure 4**) (NSW Historical Imagery 2024).

This section details the landscape features and associated habitat values in and around the Subject Land. A table is provided which details the Landscape Features as required by the BAM (**Table 7**).

2.2 Native vegetation, threatened ecological communities and vegetation integrity methods

2.2.1 Existing Information

Broad mapping of vegetation communities (**Figure 12**) have been undertaken as follows:

- NSW State Vegetation Type Map (NSW DCCEEW 2025)

This resource mapped the remnant vegetation in the east of the Subject Property along Wianamatta – South Creek as (**Figure 12**):

- PCT 4025: Cumberland Red Gum Riverflat Forest

This resource also mapped the following remnant vegetation in close proximity to the Subject Property (**Figure 12**):

- PCT 3448: Castlereagh Ironbark Forest is mapped approximately 100m north of the Subject Property.
- PCT 3320: Cumberland Shale Plains Woodland is mapped approximately 250m south of the Subject Property.

This historical mapping is coarse and most of the polygons had not been ground-truthed by Ecologists. No other native vegetation has been mapped within or in close proximity to the Subject Property.

2.2.2 Mapping Native Vegetation Extent

Land Eco mapped the native vegetation extent within the Subject Land by:

- Viewing recent aerial imagery (Nearmap 2024) for differences in texture that would suggest different vegetation zones; followed by;
- conducting a ground-based meandering transect, identifying native vegetation and marking the extent using a Garmin 65S hand-held GPS.

Plant Community Type (PCT) selection was undertaken using information from the BioNet Plant Community Type data (DPE 2025a).

2.2.3 Plot-based Vegetation Survey

Three representative BAM Vegetation Integrity Survey (VIS) regular plots were allocated to the grassland area, and one within the vegetation surrounding the artificial impoundment using GIS, positioned to gain suitable spatial coverage across the vegetation zones present. Two Ecologists then visited the Subject Land and sampled a 20m x 20m floristic plot in each of the mapped BAM VIS regular plots. The full species name, percentage cover, and estimate of abundance all native and exotic vascular plant species was recorded.

2.2.4 Vegetation Integrity Survey

Three vegetation integrity plots were conducted across the grassland area of the Subject Land. One vegetation integrity plot was conducted within the vegetation surrounding the artificial impoundment. These were located to provide a representative assessment of vegetation integrity through random location of waypoints and bearings and establishing plots at all of these waypoints. These survey plots were established around a central 50 m midline as follows:

- one 400 m² plot (standard 20 m × 20 m), to assess all the composition and structure attributes
- one 1000 m² (standard 20 m × 50 m) plot, to assess the function attributes (number of large trees, stem size classes, tree regeneration and length of logs)
- five 1 m² subplots, to assess average litter cover (and other optional ground cover components) for the plot.

The presence of hollow-bearing trees, the composition, the vegetation structure and vegetation function were all assessed according to the protocol outlined in Section 4.3.4 of the BAM (NSW DPIE 2020a).

2.3 Threatened Flora Survey Methods

2.3.1 Review of Existing Information

Land Eco reviewed any existing information on native vegetation relevant to the Subject Land and land within the 1500 m buffer area. This includes:

- individual species records that are held in the NSW Wildlife Atlas BioNet (NSW DCCEEW 2025b);
- existing maps of native vegetation in the area such as those held by the Department, or a local government authority;
- information from publicly accessible ecological reports, soil surveys or previous native vegetation surveys that is relevant to the Subject Land (where available).

2.3.2 Habitat Constraints Assessment

Land Eco compiled a detailed summary of potential microhabitats for threatened flora species as well as habitat constraints present on the Subject Land. Where relevant, habitat features were mapped and photographed.

2.3.3 Field Surveys

A suite of Flora Species Credit species were identified within the BAMC (OEH 2025) and NSW Wildlife Atlas (NSW DCCEEW 2025b) as having the potential to occur within the Subject Land (**Table 17**). A series of targeted surveys were undertaken to confirm the presence/absence of these species in 2021, 2022, 2025 and 2026 (**Table 19; Table 21**).

2.4 Threatened Fauna Survey Methods

2.4.1 Review of Existing Information

Land Eco reviewed any existing information on threatened fauna relevant to the Subject Land and land within the 1500 m buffer area. This includes:

- survey data or individual species records that are held in NSW Wildlife Atlas BioNet (NSW DCCEEW 2026b);
- information in ecological reports, soil surveys or previous fauna surveys that is relevant to the Subject Land (where available).

2.4.2 Habitat Constraints Assessment

Land Eco Consulting Ecologists compiled a detailed summary of potential microhabitats for threatened fauna species as well as habitat constraints present on the Subject Land, including both Species Credit and Ecosystem Credit threatened fauna species.

2.4.3 Field Surveys

A suite of Fauna Species Credit species were identified within the BAMC (OEH 2025) and NSW Wildlife Atlas (NSW DCCEE 2026b) as having the potential to occur within the Subject Land (**Table 18**). A series of targeted surveys were undertaken to confirm the presence/absence of these species in 2021, 2022, 2025 and 2026 (**Table 20**; **Table 22**).

2.5 Weather Conditions

The weather for dawn and dusk bird surveys conducted was generally cool and calm. The weather conditions in the lead up to the targeted frog surveys were moist and warm, with several surveys conducted during periods of rainfall. The weather conditions in the lead up to and during all surveys were suitable for the surveys undertaken.

Table 6. Environmental conditions during threatened species surveys (BOM 2026). Monthly averages (min-max) and total monthly rainfall are shown in bold.

Survey undertaken (e.g. method / targeted species)	Date	Time	Temperature (°C) (min. & max.)	Wind (light, mod...)	Rainfall (mm)
Diurnal and Nocturnal Targeted Fauna Survey Target Flora Survey	27/10/21	7:00 -12:00 19:00 -21:00	11.0 – 27.8	Low	0
Diurnal Targeted Fauna Survey Target Flora Survey	16/11/21	7:00 -10:00	9.9 – 22.7	Low	0
Nocturnal Targeted Fauna Survey	17/11/21	19:00 -21:00	9.1 – 22.5	Moderate	0
Diurnal and Nocturnal Targeted Fauna Survey Target Flora Survey	9/12/21	7:00 -10:00 19:00 -21:00	14.9 – 25.8	Moderate	4.6
Diurnal Targeted Fauna Survey Targeted Flora Survey	19/01/22	7:00 -10:00	17.5 – 23.3	High	11.4
Diurnal and Nocturnal Targeted Fauna Survey Target Flora Survey	8/2/22	7:00 -10:00 19:00 -21:00	14.1 – 27.1	Low	0.6
Diurnal and Nocturnal Targeted Fauna Survey Target Flora Survey	25/2/22	7:00 -11:00 18:00 21:10	19.7 – 21.8	Low	28.4
-	July 2024	-	6.1-17.4	-	36.8
BAM VIS Plot Survey	24/7/24	8:25-14:30	1.8-19.3	Low	0
-	October 2025	-	11.8 – 28.0	-	21.2
Dawn Targeted Bird Survey Targeted Flora Survey Camera Deployment	23/10/25	7:40 – 16:40	14.9 – 24.5	Low	0
Dawn Targeted Bird Survey Targeted Flora Survey	29/10/25	6:40 – 8:45	10.9 – 17.6	Low	0.2
Dawn Targeted Bird Survey	31/10/25	8:50 – 11:05	12.4 – 28.0	Moderate	10.6
-	November 2025	-	13.3 – 28.8	-	57.8
Dusk Targeted Bird Survey Targeted Flora Survey Anabat Deployment Nocturnal Targeted Fauna Survey	12/11/25	16:10 – 22:00	5.6 – 25.4	Moderate	0
Dusk Targeted Bird Survey Camera Collection Nocturnal Targeted Fauna Survey	13/11/25	17:25 – 22:00	6.4 – 30.6	Moderate	0
Dusk Targeted Bird Survey	14/11/25	18:00 – 21:30	12.7 – 26.8	Moderate	0
Dawn Targeted Bird Survey Targeted Flora Survey Anabat Collection	17/11/25	7:20 – 9:30	13.2 – 24.0	Moderate	0

Survey undertaken (e.g. method / targeted species)	Date	Time	Temperature (°C) (min. & max.)	Wind (light, mod...)	Rainfall (mm)
Nocturnal Targeted Fauna Survey	25/11/25	19:00 – 21:55	15.3 – 33.6	Low	0
-	December 2025	-	15.0 – 30.8	-	54.0
Targeted Flora Survey Nocturnal Targeted Fauna Survey	4/12/25	18:30 – 22:00	11.5 – 36.0	Moderate	0
Targeted Flora Survey Nocturnal Targeted Fauna Survey	9/12/25	18:45 – 21:35	15.2 – 37.5	Moderate	0
BAM VIS Plot Survey	16/12/25	13:30 – 15:30	15.5 – 22.3	Low	0.4
Nocturnal Targeted Fauna Survey	21/01/26	22:20 – 00:00	14.0 - 28.8	Low	0.2

3. Site Context

3.1 Assessment Area

The Assessment Area includes a 1500m buffer zone surrounding the Subject Land as per the BAM (DPIE 2020a).

3.2 Landscape Features

Landscape features identified within the Subject Land and assessment are present (**Figure 3; Figure 7;-Figure 11**). A discussion of relevant landscape features is provided below.

3.2.1 IBRA Bioregions and Subregions

In accordance with BAM Subsection 3.1.3(2) the Subject Land has been mapped to IBRA Bioregion and Subregion. The Subject Land occurs within the 'Sydney Basin' Interim Biogeographic Regionalisation for Australia ver. 7 (IBRA) bioregion, and 'Cumberland' IBRA subregion (DEE 2016; **Figure 8** and **Figure 11**).

3.2.2 Rivers, Streams, Estuaries and Wetlands

This subsection details wetlands, rivers and streams classified according to stream order (as described in BAM Subsection 3.1.3(3.) and Appendix E).

A large artificial impoundment occurs in the centre of the Subject Property, which is an area of lower relief than the surrounding floodplain. It is possibly a paleochannel of Kemps Creek that was filled with sediment to the point that it only occasionally carried surface water for short periods of time, during major rainfall events. When the Australian Native Landscapes facility was built at 210 Martin Road, Badgerys Creek (due north of the Subject Property) the paleochannel was cut-off and surface water that flowed into this depression accumulated. Historical imagery from 1986 of the Subject Property suggests that this waterbody may not have originally occurred within the Subject Property (**Figure 4**) (NSW Historical Imagery 2024).

A first order tributary to South Creek shown approximately 10 m north of the Subject Land on land owned by ANL (Department of Customer Service Spatial Information exchange)(**Figure 3; Figure 9**). This hydroline may represent a paleochannel that feeds the existing dam. This watercourse has no defined pathway through the remainder of the Subject Property towards the eastern boundary. Instead, the surface water flow appears to follow an engineered channel on the ANL side of the fence.

Given the hydroline mapping, the developable area is on waterfront land described under the WM Act. However, the project is SSD and, therefore, a controlled activity approval is not required. Notwithstanding the above, a Vegetation Management Plan (VMP) (Land Eco 2026b) has been prepared in accordance with NSW Natural Resources Access Regulator (NRAR) (2018) 'Guidelines for controlled activities on waterfront land – riparian corridors' to protect and improve the South Creek riparian zone and to manage the proposed plantings in the ENZ zone area of site in response to the SEARs (**Table 4**). The VMP area covers the entirety of the Subject Property (Land Eco 2026b).

3.2.3 Habitat Connectivity

In accordance with connectivity of different areas of habitat (as described in BAM Subsection 3.1.3(5–6)) the assessor must identify the connectivity of different areas of habitat that may facilitate the movement of threatened species across their range and identify these on the Location Map (**Figure 10**).

Significant biodiversity links are those that connect different areas of habitat, facilitating movement of threatened species across their distribution. The presence of significant biodiversity links on a site contributes to the biodiversity value of that Subject Land at the landscape scale. Connectivity can be identified at different scales depending on the target species and can include recognised biodiversity corridors in a plan approved by Department of Planning, Housing and Infrastructure (DPHI) (e.g. priority investment areas), a local corridor identified by a local council, flyways for migratory species or a riparian buffer of a stream, wetland or estuary.

Land Eco has identified routes of habitat connectivity between the Subject Land and adjoining landscape and has classified them into two categories:

- Habitat Connection – a local-scale habitat connection consisting of a narrow or disturbed vegetation corridor (i.e. canopy connectivity); and

- Significant Biodiversity Link – a locally significant habitat connection consisting of remnant vegetation, reserves, densely vegetated riparian corridors or wetlands.

The Subject Property contains a network of terrestrial habitat connections associated with the large artificial impoundment and the stand of tall, remnant *Eucalyptus* spp. and *Angophora* spp. associated with the floodplain of Badgery's Creek. The majority of the Subject Land consists of exotic dominated grassland. The proposed development will not significantly impact the terrestrial habitat connections that exist within the Subject Property (**Figure 10**). The warehouses proposed will be below 13m in height (EMKC³ 2026) which may alter flyways and increase the chance of collision, particularly for those birds that utilise the artificial impoundment. Although, the buildings will not be tall enough to introduce an adverse novel or significant obstacle to this species and are unlikely to significantly increase mortality via building collisions.

Impacts of development on the connectivity of different forms of habitat have been considered by the assessor (see **section 8**).

3.2.4 Karst, Caves, Crevices, Cliffs, Rocks or Other Geological Features of Significance

In accordance with BAM Subsections 3.1.3(7.) and 3.1.3(12.) the assessor must detail karst, caves, crevices, cliffs, rocks and other geological features of significance and for vegetation clearing proposals, soil hazard features. None of these features were identified within the Subject Land.

The Subject Land predominantly occurs on the 'Blacktown Soil Landscape' which is described as gently undulating rises on Wianamatta Group shales. Local relief to 30m, slopes usually >5%. Broad rounded crests and ridges with gently inclined slopes. Cleared Eucalypt woodland and tall open-forest (dry sclerophyll forest).

The east of the Subject Property descending towards Wianamatta – South Creek occurs on the 'South Creek Landscape' which is described as floodplains, valley flats and drainage depressions of the channels on the Cumberland Plain. Usually flat with incised channels; mainly cleared.

3.2.5 Areas of Outstanding Biodiversity Value

No areas of Outstanding Biodiversity Value occur within the Subject Land or Assessment Area.

3.2.6 Mitchell Landscapes

NSW Landscapes Mapping: Background and Methodology (Mitchell 2002; OEH 2016a) groups ecosystems into meso-ecosystems representing larger natural entities based on topography and geology. The naming of ecosystems and meso-ecosystems was standardised so that each name provided location information and a meaningful descriptive landscape term. The Subject Land occurs over the 'Cumberland Plain' Mitchell Landscape (**Figure 11**) though the Subject Property transitions to 'Hawkesbury - Nepean Channels and Floodplains' Landscape in the east.

3.2.6.1 Landscape Ecosystem – Cumberland Plain

Low rolling hills and valleys in a rain shadow area between the Blue Mountains and the coast on horizontal Triassic shales and lithic sandstones forming a down-warped block on the coastal side of the Lapstone monocline. Intruded by a small number of volcanic vents and partly covered by Tertiary River gravels and sands (Hawkesbury-Nepean Terrace Gravels landscape). Quaternary alluvium along the main streams. General elevation 30 to 120m, local relief 50m. and sometimes affected by salt in tributary valley floors. Pedal uniform red to brown clays on volcanic hills. Red and brown texture-contrast soils on crests grading to yellow harsh texture-contrast soils in valleys (Mitchell 2002; OEH 2016a).

Table 7. Summary of Landscape features identified within the Subject Land and surrounding 1500m buffer.

Landscape Feature	Identification of Landscape Feature on Site
Rivers and Streams (classified according to stream order)	A first order tributary to South Creek shown approximately 10 m north of the Subject Land on land owned by ANL (Department of Customer Service Spatial Information exchange). This hydroline may represent a paleochannel that feeds the existing dam. This watercourse has no defined pathway through the remainder of the Subject Property towards the eastern boundary. Instead, the surface water flow appears to follow an engineered channel on the ANL side of the fence. Given the mapping, the developable area is technically on waterfront land described under the WM Act. However, the project is SSD and, therefore, a controlled activity approval is not required. Notwithstanding the above, a Vegetation Management Plan (VMP) (Land Eco 2026b) has been prepared in accordance with NSW Natural Resources Access Regulator (NRAR) (2018) 'Guidelines for controlled activities on waterfront land – riparian corridors' to protect and improve the South Creek riparian zone and to manage the proposed plantings in the ENZ zone area of site in response to the SEARs (Table 4). The VMP area covers the entirety of the Subject Property (Land Eco 2026b).
Wetlands (within, adjacent to and downstream of site)	The Subject Land and the surrounding area (within the 1500m buffer) do not contain any areas of native vegetation identified as 'Coastal Wetlands' as per the <i>State Environmental Planning Policy (Coastal Management) 2018</i>. A large artificial impoundment occurs in the centre of the Subject Property which is an area of lower relief than the surrounding floodplain. It is possibly a paleochannel of South Creek that was filled with sediment to the point that it only occasionally carried surface water for short periods of time, during major rainfall events. When the Australian Native Landscapes facility was built at 210 Martin Road, Badgerys Creek (due north of the Subject Property) the paleochannel was cut-off and surface water that flowed into this depression accumulated. Historical imagery from 1986 of the Subject Property suggests that this waterbody may not have originally occurred within the Subject Property (Figure 4) (NSW Historical Imagery 2024).
Connectivity features	The identified area of habitat connectivity between the Subject Property and native vegetation within the 1500m buffer zone has the potential to provide habitat for a number of threatened species, endangered populations and migratory species. The Subject Property contains a network of terrestrial habitat connections associated with the large artificial impoundment and the stand of tall, remnant <i>Eucalyptus spp.</i> and <i>Angophora spp.</i> associated with the floodplain of South Creek. The majority of the Subject Land consists of exotic dominated grassland. The proposed development will not significantly impact the terrestrial habitat connections that exist within the Subject Property (Figure 10). The warehouses proposed will be below 13m in height (EMKC³ 2026) which may alter flyways and increase the chance of collision, particularly for those birds that utilise the artificial impoundment. Although, the buildings will not be tall enough to introduce an adverse novel or significant obstacle to this species and are unlikely to significantly increase mortality via building collisions.
Areas of geological significance and soil hazard features	No areas of geological significance (karsts, caves, crevices or cliffs) were identified within the Subject Land. This was determined as a result of a comprehensive site-based assessment.

3.2.7 Additional Landscape Features Identified

No additional landscape features are identified in the Subject Land for the proposed development.

3.2.8 Soil Hazard Features

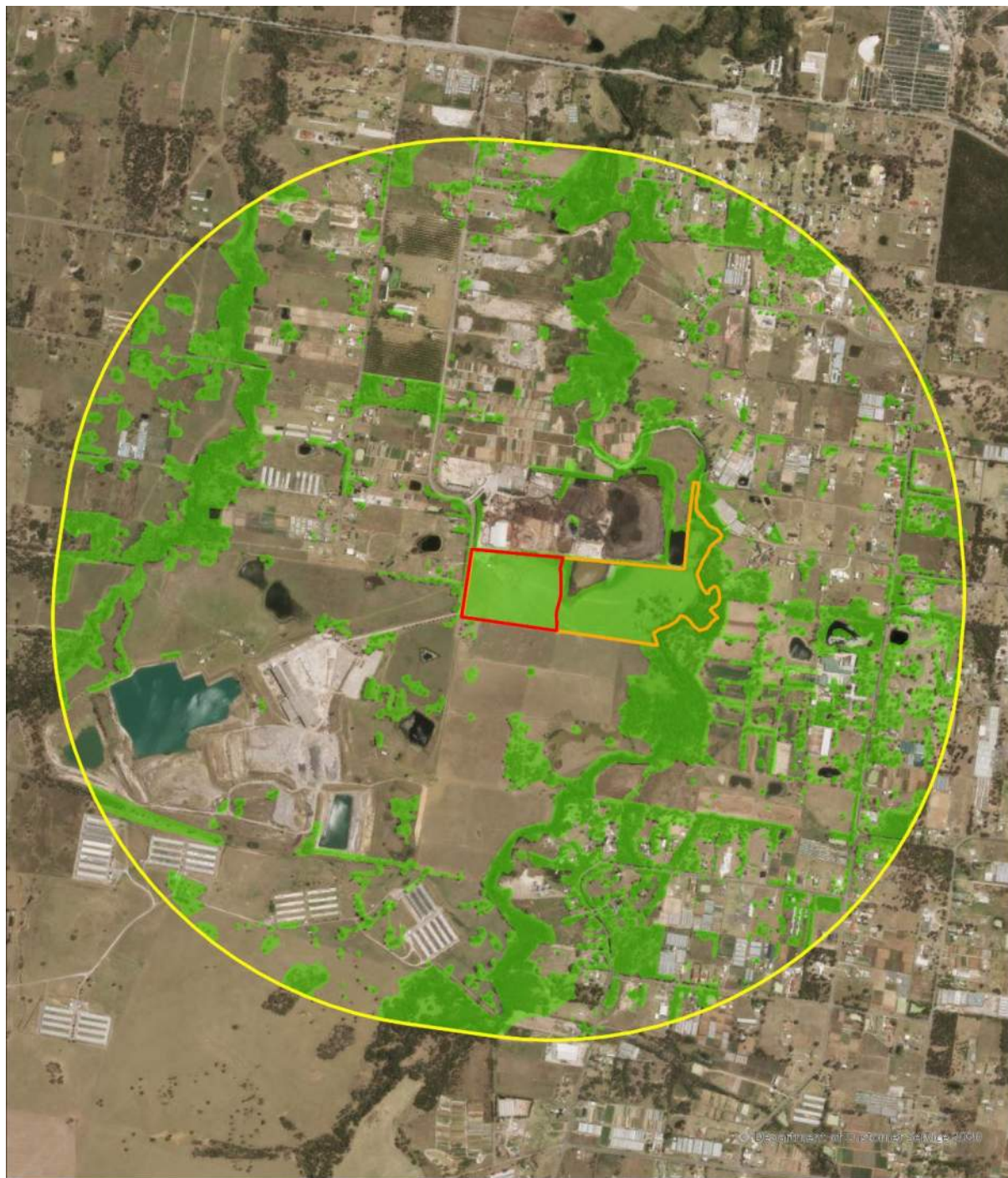
The proposed development does not require approval from the Native Vegetation Panel under Part 5A of the LLS Act or the Vegetation SEPP as it is mapped 'Category 1 – Exempt Land', therefore the soil hazard features are not relevant to this development.

3.3 Native Vegetation Cover

A 1500m 'assessment circle' surrounding the outside boundary of the Subject Land was prepared in order to determine the extent of native vegetation within the surrounding locality of the Subject Land (**Figure 7**). Native vegetation was determined from aerial imagery and local knowledge of the locality. The results are presented in **Table 8**.

Table 8. Native vegetation cover in the Assessment Area

Assessment area (ha)	885
Total area of native vegetation cover (ha)	224.5 (225 in the BAM-C)
Percentage of native vegetation cover	25.4% (25% in the BAM-C)
Class (0-10, >10-30, >30-70 or >70%)	>10 – 30 %



Legend

- Subject Land
- Subject Property
- 1500m Buffer
- Native Vegetation Cover



This map was produced for this report only.
It is indicative, not survey-accurate
and should not be used for design or
construction purposes.

Date: 2/02/2026

Coordinate System: GDA2020 MGA Zone 56

Imagery: NSW Public Imagery

Figure 7. Native vegetation patches within the area surrounding the Subject Land (1500m buffer)



Figure 8. The assessment buffer surrounding the Subject Land lies entirely within the Cumberland IBRA 7 Subregion of the Sydney Basin IBRA7 Bioregion.

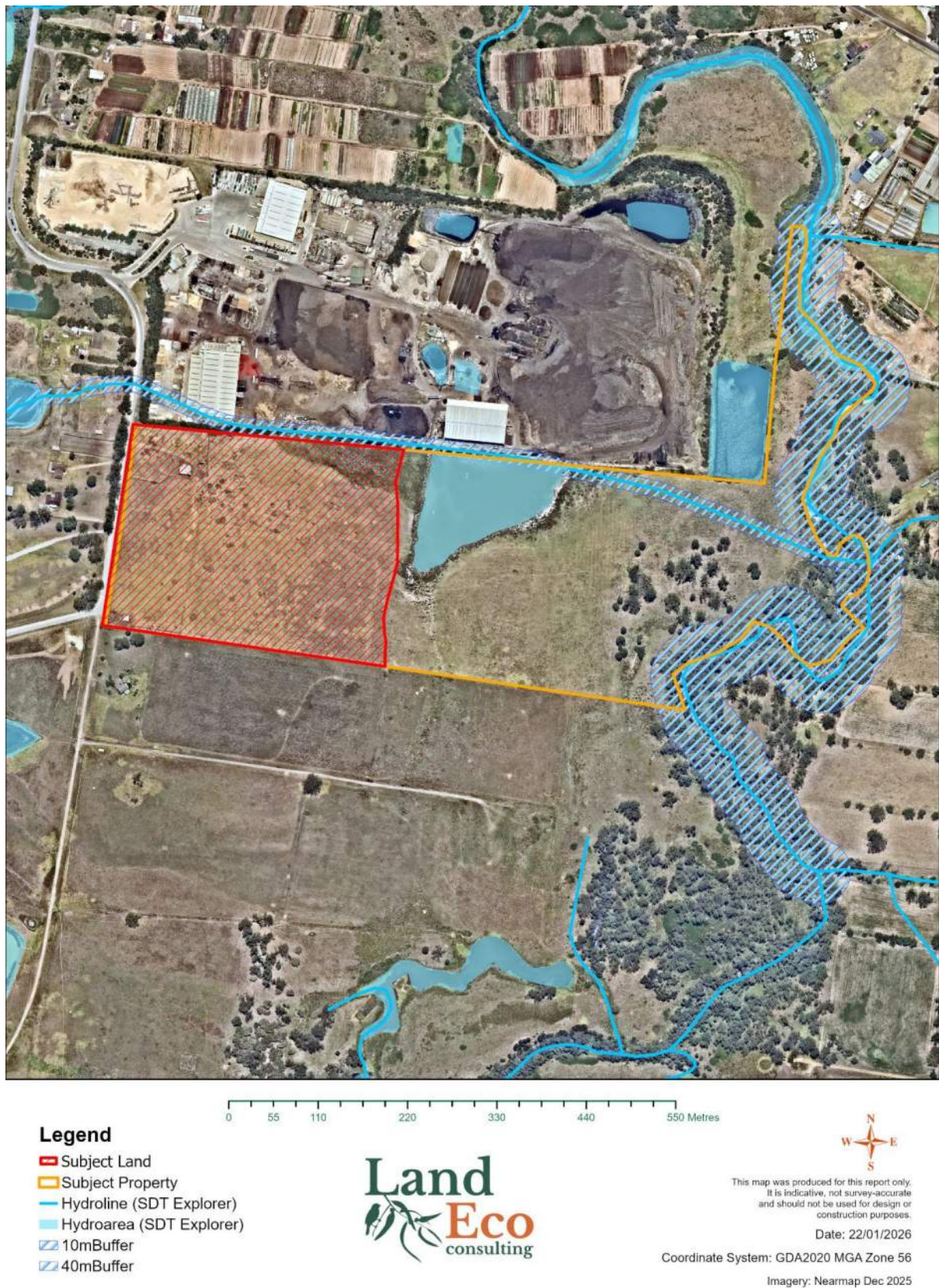


Figure 9. Watercourses (streams and waterbodies) within the vicinity of the Subject Land (NSW Spatial Services 2025)



Legend

- ▬ Subject Land
- ▬ Subject Property
- ▬ 1500m Buffer
- ▬ Significant Biodiversity Link
- - - Habitat Corridor
- ▬ Waterbird Corridor
- ▬ Waterbird Stopover Points

0 200 400 800 1,200 1,600 2,000 Metres



This map was produced for this report only.
It is indicative, not survey-accurate
and should not be used for design or
construction purposes.

Date: 22/01/2026

Coordinate System: GDA2020 MGA Zone 56

Imagery: NSW Public Imagery

Figure 10. Terrestrial and aquatic habitat connectivity links within the Subject Land and surrounding area.

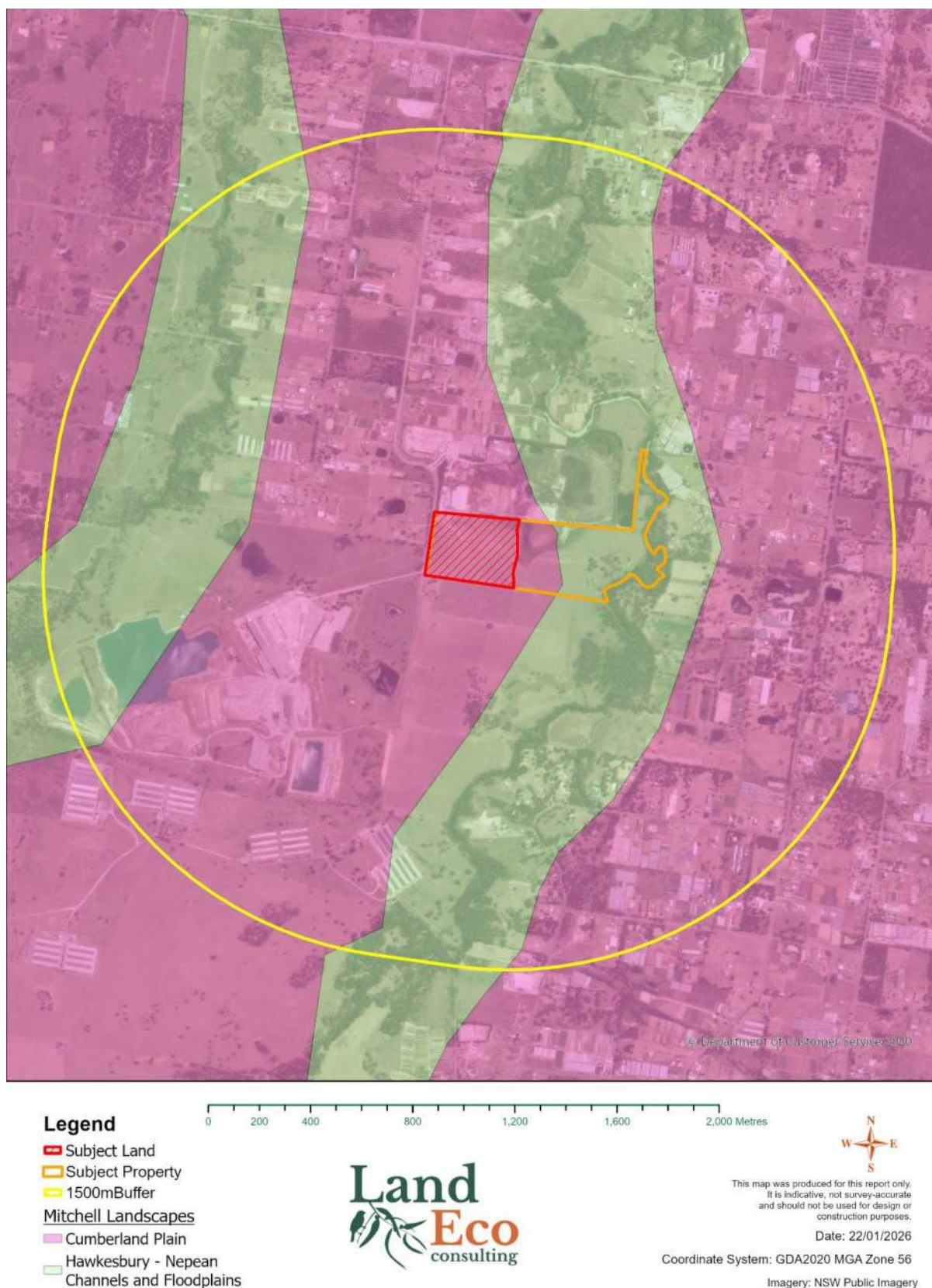


Figure 11. The Mitchell Landscapes that comprise the Subject Land and the surrounding assessment area.

4. Native Vegetation, Threatened Ecological Communities and Vegetation Integrity

4.1 Native Vegetation Extent

Land Eco mapped the native vegetation extent within the Subject Land (as described in BAM Section 4.1(1–3.) and BAM Subsection 4.1.1). Impacts to vegetation required to facilitate the proposed development are presented in **Table 9**.

Table 9. Impacts to vegetation to facilitate development

Vegetation type	Area to be removed (ha) for Development
Native Vegetation Biodiversity Certified	5.85
Native Vegetation Non-Biodiversity Certified	2.95
Native Vegetation TOTAL	8.80
Exotic Dominant Vegetation TOTAL	0.00
Total Vegetation Assessable Under BAM (Figure 14)	2.95

4.1.1 Changes to the Mapped Native Vegetation Extent

The actual native vegetation extent matches that shown on the aerial imagery used in the figures of this report (Nearmap 2025).

4.1.2 Non-native Vegetation

All parts of the Subject Land that supported vegetation have been mapped (**Figure 13**). Areas that have not been mapped consisted of bare soil, man-made structures or open water bodies. All areas of vegetation within the Subject Land are considered native to varying degrees.

4.2 Plant Community Types

4.2.1 Overview

Vegetation within the Subject Land has been assessed as aligning with the BioNet Vegetation Classification PCTs identified within **Table 10** and their extent is shown in **Figure 13**. Detailed descriptions of each PCT are provided in the following subsections.

An analysis of candidate PCT and the justification for selecting the PCT is shown in **Table 11**.

Despite limited identifying characteristics for the grassland vegetation owing to historical clearing and intensive land uses, the vegetation has been assigned to PCT 4025 which was also confirmed to be present in nearby connected remnant vegetation (see **Section 4.3.2**). Despite 2.39 hectares of this vegetation zone being present within the Subject Land, the VI score for this vegetation zone is 6 (ie. under the minimum threshold to generate offset credits) and thus does not require further assessment under the BAM. Three plots (Plot 2, Plot 3, Plot 4) were sampled within this vegetation zone to confirm this finding. These data are presented in **Appendix C**.

Table 10. PCTs identified within the Subject Land

PCT ID	PCT name	Zone	Subject Land Area (ha)	Non-Biodiversity Certified Area (ha) (Figure 14)	Total area assessable under BAM (ha)
3962	Coastal Floodplain Phragmites Reedland	Degraded	0.56	0.56	0.56
4025	Cumberland Red Gum Riverflat Forest	Derived Pasture	8.24	2.39	2.39

Table 11. Justification for PCT Selection

Attribute	Selection Filters
IBRA Sub-region	Cumberland
Vegetation Formation	Freshwater Wetlands
Vegetation Class	Coastal Freshwater Lagoons
Tree Growth Form Species	1. <i>Casuarina glauca</i>
Grass and Grass-like Growth Form Group Species	1. <i>Juncus usitatus</i> 2. <i>Cynodon dactylon</i> 3. <i>Carex appressa</i>
Forb Growth Form Group Species	1. <i>Persicaria decipiens</i> 2. <i>Rumex brownii</i>
Elevation Range	Below 5m asl
Short list of PCT	3962, 3975, 3976
Excluded PCT	PCT 3975 This PCT occurs on large coastal floodplains. It is characterised by a higher median native species diversity than other similar PCTs on large coastal floodplains. The native species diversity within BAM Plot 1 in the Subject Land (Appendix C) was six native species which is lower than the characteristic species diversity of PCT 3975. Despite <i>Lemna sp.</i> and <i>Persicaria decipiens</i> being a component of PCT 3975, the Subject Land was also dominated by <i>Juncus usitatus</i> and <i>Cynodon dactylon</i> which is not characteristic of PCT 3975. <i>Juncus usitatus</i> and <i>Cynodon dactylon</i> were abundant on the Subject Property and rules out PCT 3975. PCT 3976 This PCT occurs on the margins of low-lying closed freshwater lagoons behind coastal barrier deposits on the South Coast botanical division, usually close to sea level. The most reliable way to identify this community is by its environmental domain, as the assemblage composition is variable. The Subject Land is located too far inland and does not contain coastal barrier deposits. Despite <i>Cynodon dactylon</i> and <i>Persicaria decipiens</i> being a component of this vegetation community, the assemblage and composition is variable and the environmental domain rules it out.

Attribute	Selection Filters
Chosen PCT	PCT 3962 This PCT was confirmed present on the Subject Property. The native vegetation around the artificial impoundment was dominated by <i>Juncus usitatus</i>, <i>Carex appressa</i> and <i>Cynodon dactylon</i> with a very sparse tree layer of <i>Casuarina glauca</i>, with <i>Typha orientalis</i> present nearby. This assemblage is characteristic of PCT 3962. The vegetation description for PCT 3962 states “The median native species richness for this PCT is relatively low, with rarely more than 14 native species recorded in a plot, which is generally lower than the other major non-woody wetland PCTs on large coastal floodplains, such as PCTs 3967 and 3975.” This aligns with the low species diversity recorded on site. Only six native species were recorded as present in the BAM plot, though this may be due to vegetation degradation/disturbance. The artificial impoundment is present downstream from an oxbow lake outside of the Subject Property. It is also present in close proximity to South Creek. The artificial impoundment may be historically associated with a backswamp on the floodplain of South Creek. This supports the finding of PCT 3962, as the description states “occurring on alluvial backswamps on coastal floodplains, usually at elevations of below 5 metres asl”.

4.2.2 PCT 3962 Coastal Floodplain Phragmites Reedland

This vegetation was the only native vegetation community identified within the Subject Land (**Figure 13**). It occurred in a degraded condition as a result of artificial modification, intense cattle grazing and weed-infestation. PCT 3962 within the Subject Land could be identified through the native vegetation around the artificial impoundment that was dominated by *Juncus usitatus*, *Carex appressa* and *Cynodon dactylon* with *Persicaria decipiens* and a sporadic tree layer of *Casuarina glauca* (**Table 12**).

Table 12. PCT 3962 Coastal Floodplain Phragmites Reedland

PCT ID	3962
PCT name	Coastal Floodplain Phragmites Reedland
Vegetation formation	Freshwater Wetlands
Vegetation class	Coastal Freshwater Lagoons
Per cent cleared value (%)	73
Extent within Subject Land (ha)	0.56
Condition State	Degraded
Justification of PCT Selection	The native vegetation around the artificial impoundment was dominated by <i>Juncus usitatus</i> , <i>Carex appressa</i> and <i>Cynodon dactylon</i> . This assemblage is characteristic of PCT 3962.
Alignment with TECs	None of the vegetation in the Subject Land corresponds to a TEC. See section 4.3 .
Photo	Plate 1

4.3 Threatened Ecological Communities (TECs)

4.3.1 Freshwater wetlands on coastal floodplains of the NSW North Coast, Sydney Basin and South East Corner bioregions - Endangered Ecological Community

The native vegetation belonging to PCT 3962 within the Subject Land does not qualify as a TEC. Although PCT 3962 within the Subject Land contains some characteristic species of 'Freshwater wetlands on coastal floodplains of the NSW North Coast, Sydney Basin and South East Corner bioregions' listed as an Endangered Ecological Community (EEC) under Schedule 1 of the BC Act, PCT 3962 within the Subject Land does not meet the Final Determination (NSW Threatened Species Scientific Committee 2005; 2010).

In accordance with the Final Determination (NSW Threatened Species Scientific Committee 2005; 2010): "Artificial wetlands created on previously dry land specifically for purposes such as sewerage treatment, stormwater management and farm production, are not regarded as part of this community, although they may provide habitat for threatened species." The portion of PCT 3962 to be cleared for the SSD within the Subject Property has colonised an area of previously dry grassland, because an ephemeral surface drainage line was dammed when the landscape facility (property to the north) was constructed, causing water pooling and subsequent colonisation of common hydrophilic plant species (e.g. *Juncus* spp., *Cyperus* spp.) (Figure 4). In light of this, the extent of PCT 3962 is not regarded as part of this EEC.

4.3.2 River-flat eucalypt forest on coastal floodplains of the NSW North Coast, Sydney Basin and South East Corner bioregions – Endangered Ecological Community

While the Subject Land contained no TECs, the remnant vegetation in the east of the Subject Property qualifies as a TEC (Table 13). None of this vegetation will be removed for the proposed development.

All of the remnant PCT 4025 on the Subject Property corresponds to 'River-flat eucalypt forest on coastal floodplains of the NSW North Coast, Sydney Basin and South East Corner bioregions' (Riverflat Forest) which is listed as an Endangered Ecological Community (EEC) under Schedule 1 of the BC Act in accordance with the Final Determination (NSW Threatened Species Scientific Committee 2004;2011a):

"River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner bioregions is the name given to the ecological community associated with silts, clay-loams and sandy loams, on periodically inundated alluvial flats, drainage lines and river terraces associated with coastal floodplains. Floodplains are level landform patterns on which there may be active erosion and aggradation by channelled and overbank stream flow with an average recurrence interval of 100 years or less. River-Flat Eucalypt Forest on Coastal Floodplains generally occurs below 50 m elevation but may occur on localised river flats up to 250 m above sea level in the NSW North Coast, Sydney Basin and South East Corner bioregions. The structure of the community may vary from tall open forests to woodlands, although partial clearing may have reduced the canopy to scattered trees. Typically, these forests and woodlands form mosaics with other floodplain forest communities and treeless wetlands, and often they fringe treeless floodplain lagoons or wetlands with semi-permanent standing water" (NSW Threatened Species Scientific Committee 2004;2011a).

Where PCT 4025 occurs as derived grassland within the Subject Property (ie. 'PCT 4025: Derived Pasture' vegetation zone), it is not considered to form part of the Riverflat Forest EEC because this community does not occur in a 'derived grassland form'.

Table 13. TECs within the Subject Property

TEC name	Profile ID (from TBDC)	BC Act status	Associated vegetation zones within the Subject Land	Area within Subject Land (ha)
River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions	10787	Endangered Ecological Community	-	0

4.4 Vegetation Zones

Two vegetation zones were identified within the Subject Land:

- PCT 3692: Degraded (**Plate 1**). This vegetation zone occurred in a degraded condition as a result of artificial modification, intense cattle grazing and weed infestation.
- PCT 4025: Derived Pasture (**Plate 2**). This vegetation zone occurred as a grassland comprised of a mix of exotic grassland species, and native grassland species used for pasture improvement with an artificially high abundance.

4.4.1 Patch Size

Patch size is defined by the BAM as an area of native vegetation that:

- occurs on the development site or biodiversity stewardship site, and
- includes native vegetation that has a gap of less than 100m from the next area of moderate to good condition native vegetation (or $\leq 30\text{m}$ for non-woody ecosystems).

Patch size may extend onto adjoining land that is not part of the development site (OEH 2020a). Patch size was calculated according to the above guidelines. Despite occurring alongside roads and cleared land, the retention of habitat corridors maintains connectivity to the surrounding vegetation along Wianamatta – South Creek and other vegetation patches. As such, Land Eco confirmed the Subject Land must be assessed under the $>100\text{ ha}$ patch size category (**Figure 7**).

For the purpose of the report and the BAM calculator we have assumed 208 ha patch size which is the vegetation cover in 1500m buffer area. The actual patch size is likely to be larger than this, however there is little point quantifying the full extent since we can confirm that the development must be assessed under the $>100\text{ ha}$ patch size category.

Table 14. 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 the assessment	Plot IDs of vegetation integrity plots used in the assessment
Degraded	PCT 3962 Coastal Floodplain Phragmites Reedland	Degraded	0.56	☐ $<5\text{ ha}$ ☐ $5\text{--}24\text{ ha}$ ☐ $25\text{--}100\text{ ha}$ ☒ $>100\text{ ha}$	1	1	1	Plot 1
Derived Pasture	PCT 4025 Cumberland Red Gum Riverflat Forest	Derived Pasture	2.39	☐ $<5\text{ ha}$ ☐ $5\text{--}24\text{ ha}$ ☐ $25\text{--}100\text{ ha}$ ☒ $>100\text{ ha}$	3	3	3	Plot 2 Plot 3 Plot 4

4.5 Vegetation Integrity (Vegetation Condition)

4.5.1 Vegetation Integrity Survey Plots

A total of one (1) BAM VIS Plot was sampled within the 'Degraded' zone of PCT 3962 (**Figure 13**). This plot was completed in December 2025. The plot was a standard sized 20m x 20m (400m²) floristic plot nested in a regular 1000m² plot. Composition, structural and function data was collected across the entire plot. Plot data gathered for each attribute used to assess the function of the Subject Land vegetation is detailed in **Appendix C**. The Vegetation Integrity Survey Score, represented by existing vegetation within the vegetation zone is detailed in **Table 14**. The future VIS Score post development has been assigned to zero. This equates to total clearing.

A total of three (3) BAM Vegetation Integrity Score (VIS) Plots were sampled within the 'Derived Pasture' grassland which occurs across the majority of the Subject Land (**Figure 13**). Of the three (3) plots, one (1) plot was completed in July 2024 (Plot 4), and the remaining two (2) were completed in December 2025. The plots were a standard sized 20m x 20m (400m²) floristic plot nested in a regular 1000m² plot. Composition, structural and function data was collected across the entire plot. Plot data gathered for each attribute used to assess the function of the Subject Land vegetation is detailed in **Appendix C**. The plot data was used to determine that the VI score is less than 15, and there does not require offsets.

In accordance with section 9.2. of the BAM (DPIE 2020a) if, during the assessment of biodiversity values for any type of development, clearing or biodiversity certification proposal, the assessor determines that:

- (a) an area of land does not contain native vegetation, or
- (b) a vegetation zone has a vegetation integrity score <15 where the PCT is representative of an endangered or critically endangered ecological community, or
- (c) a vegetation zone has a vegetation integrity score <17 where the PCT is associated with threatened species habitat (as represented by ecosystem credits), or is representative of a vulnerable ecological community, or
- (d) a vegetation zone has a vegetation integrity score <20 where the PCT is not representative of a TEC or associated with threatened species habitat then for that vegetation zone:
- (e) assessment of native vegetation is not required beyond Section 5.4, and

An offset is not needed for impacts on native vegetation if the vegetation integrity score is below those listed in subsection 9.2.1(1.) of the BAM (see above); however, if the entity is at risk of an Serious and irreversible impact (SAIL) the assessor will need to address the relevant criteria in Section 9.1 of the BAM and include this in the BDAR.

In the case of 'PCT 3962: Degraded' within the Subject Land, the score is over 17 and is associated with threatened species habitat (as represented by ecosystem credits), therefore, ecosystem credits must be retired to offset residual impacts from the development.

In the case of 'PCT 4025: Derived Pasture' within the Subject Land, the score is under 17 therefore, ecosystem credits are not required to be retired to offset residual impacts from the development.

4.5.2 Scores

Table 15. Vegetation Integrity Scores from the BAMC

Vegetation zone ID	Composition condition score	Structure condition score	Function condition score (where relevant)	Vegetation integrity score	Hollow bearing trees present?
PCT 3962: Degraded	67.8	31.6	N/A	46.3	No
PCT 4025: Derived Pasture	5.5	18.5	2.2	6	No

4.5.3 Use of Benchmark Data

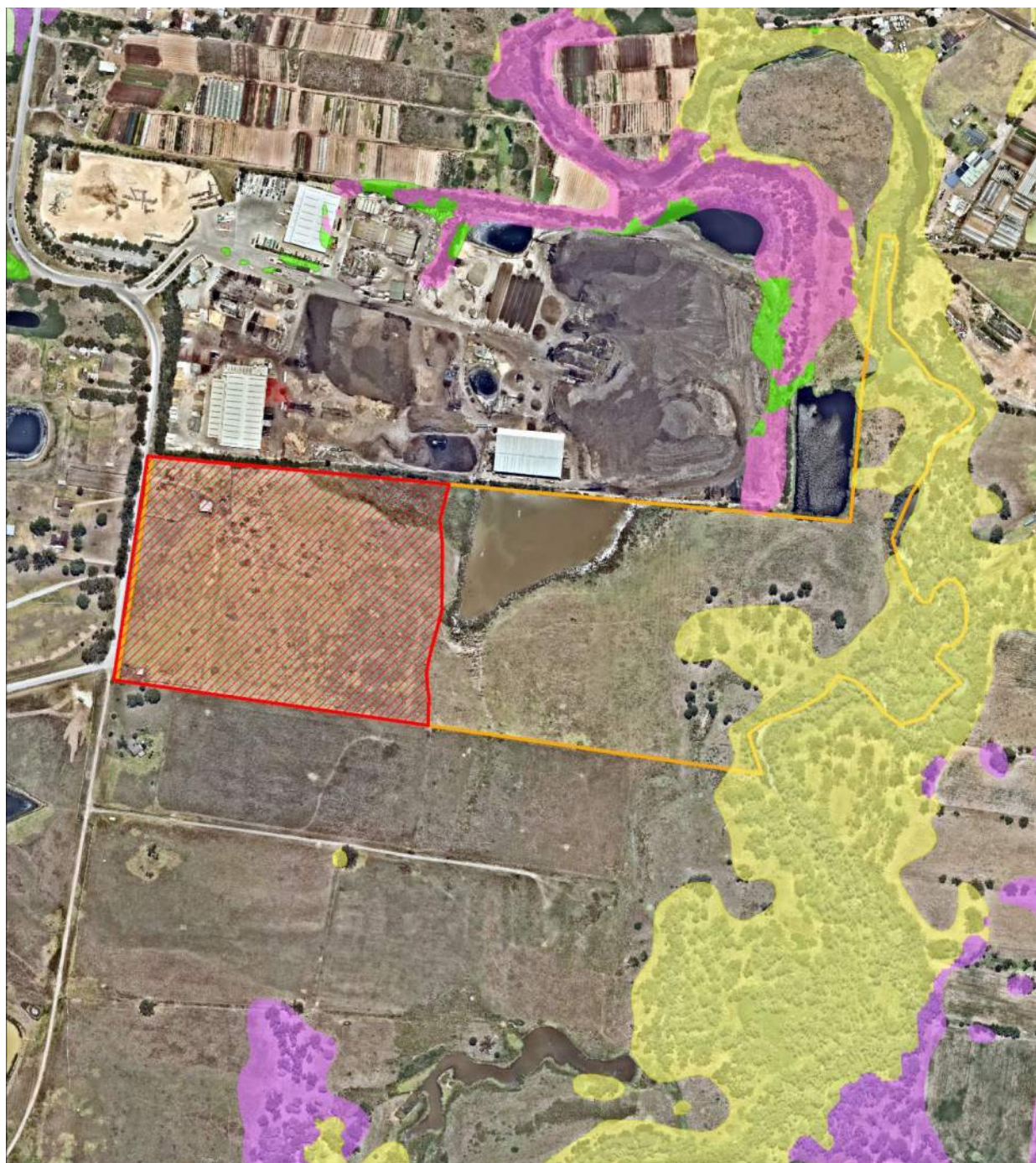
The benchmark data was sourced from the BAMC (NSW DCCEEW 2026g).



Plate 1. Representative photograph of PCT 3962 within the Subject Land. Photo taken from 50m (end) of BAM VIS Plot 1.



Plate 2. Representative photograph of PCT 4025: Derived Pasture Grassland within the Subject Land. Photo taken from 50m (end) of BAM VIS Plot 2.



Legend

Subject Land

Subject Property

Plant Community Type (PCT)

Castlereagh Ironbark Forest

Coastal Valleys Swamp Oak
Riparian Forest

Cumberland Red Gum

Riverflat Forest

Cumberland Shale Plains
Woodland



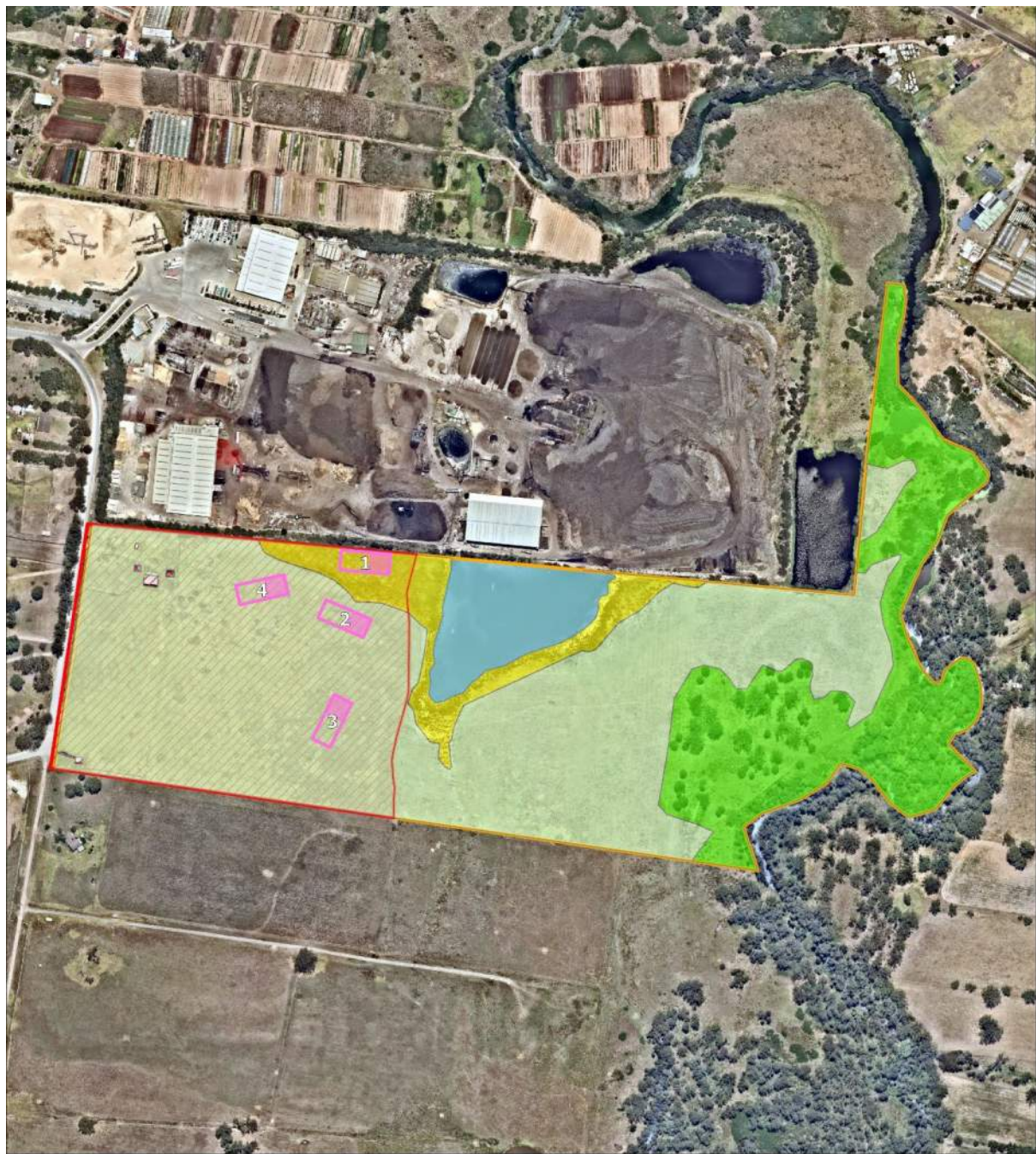
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and should not be used for design or
construction purposes.

Date: 22/01/2026

Coordinate System: GDA2020 MGA Zone 56

Imagery: Nearmap Dec 2025

Figure 12. Historically Mapped Vegetation in the vicinity of the Subject Land (NSW DCCEW 2025)



Legend

- ▬ Subject Land
- ▬ Subject Property
- ▬ Waterbody
- BAM Plots**
- ▬ Structural Plot
- ▬ Floristic Plot

Field Validated Vegetation Mapping

- ▬ PCT: 3962 Coastal Floodplain Phragmites Reedland (Degraded)
- ▬ PCT: 4025 Cumberland Red Gum Riverflat Forest (Derived Pasture)
- ▬ PCT: 4025 Cumberland Red Gum Riverflat Forest (Remnant)



This map was produced for this report only.
It is indicative, not survey-accurate
and should not be used for design or
construction purposes.

Date: 22/01/2026

Coordinate System: GDA2020 MGA Zone 56

Imagery: Nearmap Dec 2025

Figure 13. Field validated vegetation mapping within the Subject Property and Sampled BAM VIS Plots



Figure 14. Field validated vegetation mapping within the non-biodiversity certified portion of the Subject Land

5. Habitat Suitability for Threatened Species

5.1 Identification Of Threatened Species for Assessment

5.1.1 Ecosystem Credit Species

The assessor must determine an offset for the impacts of proposals on the habitat of Ecosystem Credit species associated with a PCT in a vegetation zone with a vegetation integrity score (VIS) of ≥ 17 . This VIS threshold reduces to ≥ 15 when the vegetation is an Endangered Ecological Community (EEC) or Critically Endangered Ecological Community (CEEC). The VI score for 'PCT 4025: Derived Pasture' was below this threshold (6 to be exact) and all species have been excluded from this zone for this reason. The VI score for 'PCT 3962: Degraded' was above this threshold (46.3 to be exact) and all species from this zone have been assessed.

This section provides a summary of the candidate Ecosystem Credit Species for the Subject Land derived from BAMC (NSW DCCEEW 2026g) and a 10 km BioNet Atlas Search (NSW DCCEEW 2025d). Ecosystem credit species associated with the Subject Land are listed below in **Table 16**.

Latham's Snipe (*Gallinago hardwickii*) identified during 2021/2022 and 2025/2026 targeted surveys and the Sharp-tailed Sandpiper (*Calidris acuminata*) identified during 2021/2022 surveys are both classified as 'Vulnerable' under the BC Act. These species have not been added into the BAMC as of the finalisation of this report and as per the instructions detailed in an email from BOS Help Desk on 22/02/2025 (**Appendix 6**), these species should be added to the BAMC using a surrogate species. The Australian Painted Snipe (*Rostratula australis*) was suggested as a possible surrogate species due to having various similarities including being a nomadic species and a nocturnal forager in mudflat or shallow water habitats. The Australian Painted Snipe is offset as an Ecosystem Credit species under the BOS, therefore the Latham's Snipe and Sharp-tailed Sandpiper will also be offset as Ecosystem Credit species as shown in **Table 16**.

Table 16. Predicted ecosystem credit species

Common name	Scientific 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					
Regent Honeyeater (Foraging)	<i>Anthochaera phrygia</i>	Critically Endangered	Critically Endangered	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	The Subject Land does not provide foraging or breeding habitat for this species.	N/A
Dusky Woodswallow	<i>Artamus cyanopterus cyanopterus</i>	Vulnerable	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	The Subject Land does not provide foraging or breeding habitat for this species.	N/A

Common name	Scientific 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					
Australasian Bittern	<i>Botaurus poiciloptilus</i>	Endangered	Endangered	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded
Sharp-tailed Sandpiper	<i>Calidris acuminata</i>	Vulnerable	Vulnerable	No	☐ BAM-C ☐ TBDC ☐ Previous survey ☒ Current survey	Yes	N/A	PCT 3962: Degraded
Curlew Sandpiper (Foraging)	<i>Calidris ferruginea</i>	Endangered	Critically Endangered	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded
Gang-gang Cockatoo (Foraging)	<i>Callocephalon fimbriatum</i>	Vulnerable	Endangered	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	The Subject Land does not provide foraging or breeding habitat for this species.	N/A
South-eastern Glossy Black-Cockatoo (Foraging)	<i>Calyptorhynchus lathami lathami</i>	Vulnerable	Vulnerable	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	The Subject Land does not provide foraging or breeding habitat for this species.	N/A
Speckled Warbler	<i>Chthonicola sagittata</i>	Vulnerable	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	The Subject Land does not provide foraging or breeding habitat for this species.	N/A
Spotted Harrier	<i>Circus assimilis</i>	Vulnerable	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded

Common name	Scientific 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					
Brown Treecreeper (eastern subspecies)	<i>Climacteris picumnus victoriae</i>	Vulnerable	Vulnerable	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	The Subject Land does not provide foraging or breeding habitat for this species.	N/A
Varied Sittella	<i>Daphoenositta chrysoptera</i>	Vulnerable	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	The Subject Land does not provide foraging or breeding habitat for this species.	N/A
Spotted-tailed Quoll	<i>Dasyurus maculatus</i>	Vulnerable	Endangered	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded
Black-necked Stork	<i>Ephippiorhynchus asiaticus</i>	Endangered	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded
White-fronted Chat	<i>Epthianura albifrons</i>	Vulnerable	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded
Black Falcon	<i>Falco subniger</i>	Vulnerable	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded
Eastern False Pipistrelle	<i>Falsistrellus tasmaniensis</i>	Vulnerable	-	No	☐ BAM-C ☐ TBDC ☐ Previous survey ☒ Current survey	Yes	N/A	PCT 3962: Degraded

Common name	Scientific 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					
Latham's Snipe	<i>Gallinago hardwickii</i>	Vulnerable	Vulnerable	No	☐ BAM-C ☐ TBDC ☐ Previous survey ☒ Current survey	Yes	N/A	PCT 3962: Degraded
Little Lorikeet	<i>Glossopsitta pusilla</i>	Vulnerable	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	The Subject Land does not provide foraging or breeding habitat for this species.	N/A
White-bellied Sea-Eagle (Foraging)	<i>Haliaeetus leucogaster</i>	Vulnerable	-	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded
Little Eagle (Foraging)	<i>Hieraaetus morphnoides</i>	Vulnerable	-	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded
White-throated Needletail	<i>Hirundapus caudacutus</i>	Vulnerable	Vulnerable	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded
Comb-crested Jacana	<i>Irediparra gallinacea</i>	Vulnerable	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded
Black Bittern	<i>Ixobrychus flavicollis</i>	Vulnerable	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded

Common name	Scientific 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					
Swift Parrot (Foraging)	<i>Lathamus discolor</i>	Endangered	Critically Endangered	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	The Subject Land does not provide foraging or breeding habitat for this species.	N/A
Black-tailed Godwit (Foraging)	<i>Limosa limosa</i>	Vulnerable	Endangered	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded
Square-tailed Kite (Foraging)	<i>Lophoictinia isura</i>	Vulnerable	-	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded
Black-chinned Honeyeater (eastern subspecies)	<i>Melithreptus gularis gularis</i>	Vulnerable	-	No	☐ BAM-C ☒ TBDC ☐ Previous survey ☐ Current survey	No	The Subject Land does not provide foraging or breeding habitat for this species.	N/A
Eastern Coastal Free-tailed Bat	<i>Micronomus norfolkensis</i>	Vulnerable	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded
Little Bent-winged Bat (Foraging)	<i>Miniopterus australis</i>	Vulnerable	-	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	The Subject Land does not provide foraging or breeding habitat for this species.	N/A
Large Bent-winged Bat (Foraging)	<i>Miniopterus orianae oceanensis</i>	Vulnerable	-	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	PCT 3962: Degraded	N/A

Common name	Scientific 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					
Turquoise Parrot	<i>Neophema pulchella</i>	Vulnerable	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	The Subject Land does not provide foraging or breeding habitat for this species.	N/A
Blue-billed Duck	<i>Oxyura australis</i>	Vulnerable	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded
Eastern Osprey (Foraging)	<i>Pandion cristatus</i>	Vulnerable	-	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	The Subject Land does not provide foraging or breeding habitat for this species.	N/A
Scarlet Robin	<i>Petroica boodang</i>	Vulnerable	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	The Subject Land does not provide foraging or breeding habitat for this species.	N/A
Flame Robin	<i>Petroica phoenicea</i>	Vulnerable	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	The Subject Land does not provide foraging or breeding habitat for this species.	N/A
Grey-headed Flying-fox (Foraging)	<i>Pteropus poliocephalus</i>	Vulnerable	Vulnerable	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded
Pilotbird	<i>Pycnophilus floccosus</i>	Vulnerable	Vulnerable	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	Not South of Picton Road.	N/A

Common name	Scientific 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					
Australian Painted Snipe	<i>Rostratula australis</i>	Endangered	Endangered	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded
Yellow-bellied Sheathtail-bat	<i>Saccolaimus flaviventris</i>	Vulnerable	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	The Subject Land does not provide foraging or breeding habitat for this species.	N/A
Greater Broad-nosed Bat	<i>Scoteanax rueppellii</i>	Vulnerable	-	No	☐ BAM-C ☐ TBDC ☐ Previous survey ☒ Current survey	Yes	N/A	PCT 3962: Degraded
Diamond Firetail	<i>Stagonopleura guttata</i>	Vulnerable	Vulnerable	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	The Subject Land does not provide foraging or breeding habitat for this species.	N/A
Freckled Duck	<i>Stictonetta naevosa</i>	Vulnerable	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded
Rosenberg's Goanna	<i>Varanus rosenbergi</i>	Vulnerable	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	The Subject Land does not provide foraging or breeding habitat for this species.	N/A

5.1.2 Species Credit Species

This section provides a summary of the candidate Species Credit flora (**Table 17**) and fauna species (**Table 18**) for the Subject Land derived from BAMC (NSW DCCEEW 2026g) and a 10km BioNet Atlas Search (NSW DCCEEW 2025d). A summary of the targeted survey effort applied to each species is provided along with the results of the survey effort, specifically whether or not the Species Credit needs to be offset through retiring of Biodiversity Offset Credits (**Table 17; Table 18**). Where a species is assumed to be present on the Subject Land, the species polygon must encompass the entire vegetation zone/s within which the candidate species is predicted to use/occur (**Appendix E**).

The assessor must determine an offset for the impacts of proposals on threatened species that require species credits, identified in accordance with Chapter 5 of the BAM (DPIE 2020a).

Table 17. Predicted flora species credit species

Common name	Scientific 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				
Downy Wattle	<i>Acacia pubescens</i>	Vulnerable	Vulnerable	☐ BAM-C ☒ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
Netted Bottle Brush	<i>Callistemon linearifolius</i>	Vulnerable	-	☐ BAM-C ☒ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
-	<i>Deyeuxia appressa</i>	Endangered	Endangered	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
-	<i>Dillwynia tenuifolia</i>	Vulnerable	-	☐ BAM-C ☒ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
Camden White Gum	<i>Eucalyptus benthamii</i>	Critically Endangered	Vulnerable	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture

Common name	Scientific 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				
Juniper-leaved Grevillea	<i>Grevillea juniperina</i> subsp. <i>juniperina</i>	Vulnerable	-	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
Small-flower Grevillea	<i>Grevillea parviflora</i> subsp. <i>parviflora</i>	Vulnerable	Vulnerable	☐ BAM-C ☒ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
-	<i>Hibbertia</i> sp. <i>Bankstown</i>	Critically Endangered	Critically Endangered	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
Marsdenia viridiflora subsp. viridiflora - endangered population	<i>Marsdenia viridiflora</i> R. Br. subsp. <i>viridiflora</i> population in the Bankstown, Blacktown, Camden, Campbelltown, Fairfield, Holroyd, Liverpool and Penrith local government areas	Endangered Population	-	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
-	<i>Maundia triglochoides</i>	Vulnerable	-	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
Hairy Geebung	<i>Persoonia hirsuta</i>	Endangered	Endangered	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture

Common name	Scientific 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				
Nodding Geebung	<i>Persoonia nutans</i>	Endangered	Endangered	☐ BAM-C ☒ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
Spiked Rice-flower	<i>Pimelea spicata</i>	Endangered	Endangered	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
Brown Pomaderris	<i>Pomaderris brunnea</i>	Endangered	Vulnerable	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
-	<i>Pultenaea parviflora</i>	Endangered	Vulnerable	☐ BAM-C ☒ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
Magenta Lilly Pilly	<i>Syzygium paniculatum</i>	Endangered	Vulnerable	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
Tadgell's Bluebell in the local government areas of Auburn, Bankstown, Baulkham Hills, Canterbury, Hornsby, Parramatta and Strathfield	<i>Wahlenbergia multicaulis</i> - endangered population	Endangered Population	-	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	Subject Land not located within listed LGAs	-

Common name	Scientific 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				
-	<i>Zannichellia palustris</i>	Endangered	-	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture

Table 18. Predicted fauna species credit species

Common name	Scientific 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					
Regent Honeyeater (Breeding)	<i>Anthochaera phrygia</i>	Critically Endangered	Critically Endangered	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	Not in a mapped area. Habitat degraded.	-
Bush Stone-curlew	<i>Burhinus grallarius</i>	Endangered	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
Curlew Sandpiper (Breeding)	<i>Calidris ferruginea</i>	Endangered	Critically Endangered	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	Not in a mapped area. Habitat degraded.	-
Gang-gang Cockatoo (Breeding)	<i>Callocephalon fimbriatum</i>	Endangered	Endangered	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	No suitable hollows for breeding within the Subject Land.	-

Common name	Scientific 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					
South-eastern Glossy Black-Cockatoo (Breeding)	<i>Calyptorhynchus lathami lathami</i>	Vulnerable	Vulnerable	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	No suitable hollows for breeding within the Subject Land.	-
Eastern Pygmy-possum	<i>Cercartetus nanus</i>	Vulnerable	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
Large-eared Pied Bat	<i>Chalinolobus dwyeri</i>	Vulnerable	Endangered	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
White-fronted Chat population in the Sydney Metropolitan Catchment Management Area	<i>Epthianura albifrons</i> - endangered population	Endangered Population	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
White-bellied Sea-Eagle (Breeding)	<i>Haliaeetus leucogaster</i>	Vulnerable	-	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
Little Eagle (Breeding)	<i>Hieraaetus morphnoides</i>	Vulnerable	-	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
Swift Parrot (Breeding)	<i>Lathamus discolor</i>	Endangered	Critically Endangered	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	Not in a mapped area. Habitat degraded.	-

Common name	Scientific 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					
Black-tailed Godwit (Breeding)	<i>Limosa limosa</i>	Vulnerable	Endangered	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	Not in a mapped area. Habitat degraded.	-
Green and Golden Bell Frog	<i>Litoria aurea</i>	Endangered	Vulnerable	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
Square-tailed Kite (Breeding)	<i>Lophoictinia isura</i>	Vulnerable	-	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
Cumberland Plain Land Snail	<i>Meridolum corneovirens</i>	Endangered	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
Little Bent-winged Bat (Breeding)	<i>Miniopterus australis</i>	Vulnerable	-	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	Habitat degraded. No caves, tunnels, mines, culverts or other structures known or suspected to be used for breeding including species records in BioNet with microhabitat code 'IC – in cave', observation type code 'E nest-roost', with numbers of individuals >500 or from the scientific literature.	-
Large Bent-winged Bat (Breeding)	<i>Miniopterus orianae oceanensis</i>	Vulnerable	-	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	Habitat degraded. No caves, tunnels, mines, culverts or other structures known or suspected to be used for breeding including species records in BioNet with	-

Common name	Scientific 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					
							microhabitat code 'IC – in cave', observation type code 'E nest-roost', with numbers of individuals >500.	
Southern Myotis	<i>Myotis macropus</i>	Vulnerable	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
Barking Owl	<i>Ninox connivens</i>	Vulnerable	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
Powerful Owl	<i>Ninox strenua</i>	Vulnerable	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
Eastern Osprey (Breeding)	<i>Pandion cristatus</i>	Vulnerable	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
Squirrel Glider	<i>Petaurus norfolcensis</i>	Vulnerable	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
Koala	<i>Phascolarctos cinereus</i>	Endangered	Endangered	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture

Common name	Scientific 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					
Grey-headed Flying-fox (Breeding)	<i>Pteropus poliocephalus</i>	Vulnerable	Vulnerable	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture
Masked Owl	<i>Tyto novaehollandiae</i>	Vulnerable	-	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	N/A	PCT 3962: Degraded PCT 4025: Derived Pasture

5.2 Presence of Candidate Species Credit Species

The presence or absence of candidate species credit species are presented below (Table 19; Table 20).

Table 19. Determine 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			
Downy Wattle	<i>Acacia pubescens</i>	Vulnerable	Vulnerable	Targeted threatened species survey	No	No
Netted Bottle Brush	<i>Callistemon linearifolius</i>	Vulnerable	-	Targeted threatened species survey	No	No
-	<i>Deyeuxia appressa</i>	Endangered	Endangered	Targeted threatened species survey	No	No
-	<i>Dillwynia tenuifolia</i>	Vulnerable	-	Targeted threatened species survey	No	No
Camden White Gum	<i>Eucalyptus benthamii</i>	Critically Endangered	Vulnerable	Targeted threatened species survey	No	No
Juniper-leaved Grevillea	<i>Grevillea juniperina</i> subsp. <i>juniperina</i>	Vulnerable	-	Targeted threatened species survey	No	No
Small-flower Grevillea	<i>Grevillea parviflora</i> subsp. <i>parviflora</i>	Vulnerable	Vulnerable	Targeted threatened species survey	No	No
-	<i>Hibbertia</i> sp. <i>Bankstown</i>	Critically Endangered	Critically Endangered	Targeted threatened species survey	No	No
Marsdenia viridiflora R. Br. subsp. viridiflora population in the Bankstown, Blacktown, Camden, Campbelltown, Fairfield, Holroyd, Liverpool and Penrith local government areas	<i>Marsdenia viridiflora</i> subsp. <i>viridiflora</i> - endangered population	Endangered Population	-	Targeted threatened species survey	No	No
-	<i>Maundia triglochinosoides</i>	Vulnerable	-	Targeted threatened species survey	No	No
Hairy Geebung	<i>Persoonia hirsuta</i>	Endangered	Endangered	Targeted threatened species survey	No	No

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			
Nodding Geebung	<i>Persoonia nutans</i>	Endangered	Endangered	Targeted threatened species survey	No	No
Spiked Rice-flower	<i>Pimelea spicata</i>	Endangered	Endangered	Targeted threatened species survey	No	No
Brown Pomaderris	<i>Pomaderris brunnea</i>	Endangered	Vulnerable	Targeted threatened species survey	No	No
-	<i>Pultenaea parviflora</i>	Endangered	Vulnerable	Targeted threatened species survey	No	No
Magenta Lilly Pilly	<i>Syzygium paniculatum</i>	Endangered	Vulnerable	Targeted threatened species survey	No	No
-	<i>Zannichellia palustris</i>	Endangered	-	Targeted threatened species survey	No	No

Table 20. Determine 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			
Bush Stone Curlew	<i>Burhinus grallarius</i>	Endangered	-	Targeted threatened species survey	No	No
Gang-gang Cockatoo (Breeding)	<i>Callocephalon fimbriatum</i>	Endangered	Endangered	Targeted threatened species survey	No	No
South-eastern Glossy Black-Cockatoo (Breeding)	<i>Calyptorhynchus lathami</i>	Vulnerable	Vulnerable	Targeted threatened species survey	No	No
Eastern Pygmy-possum	<i>Cercartetus nanus</i>	Vulnerable	-	Targeted threatened species survey	No	No
Large-eared Pied Bat	<i>Chalinolobus dwyeri</i>	Vulnerable	Endangered	Targeted threatened species survey	No	No

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			
White-fronted Chat population in the Sydney Metropolitan Catchment Management Area	<i>Epthianura albifrons</i> - endangered population	Endangered Population	-	Targeted threatened species survey	No	No
White-bellied Sea-Eagle (Breeding)	<i>Haliaeetus leucogaster</i>	Vulnerable	-	Targeted threatened species survey	Yes, however not breeding	No
Little Eagle (Breeding)	<i>Hieraaetus morphnoides</i>	Vulnerable	-	Targeted threatened species survey	No	No
Green and Golden Bell Frog	<i>Litoria aurea</i>	Endangered	Vulnerable	Targeted threatened species survey	No	No
Square-tailed Kite (Breeding)	<i>Lophoictinia isura</i>	Vulnerable	-	Targeted threatened species survey	No	No
Cumberland Plain Land Snail	<i>Meridolum corneovirens</i>	Endangered	-	Targeted threatened species survey	No	No
Southern Myotis	<i>Myotis macropus</i>	Vulnerable	-	Targeted threatened species survey	Yes	Yes
Barking Owl	<i>Ninox connivens</i>	Vulnerable	-	Targeted threatened species survey	No	No
Powerful Owl	<i>Ninox strenua</i>	Vulnerable	-	Targeted threatened species survey	No	No
Eastern Osprey (Breeding)	<i>Pandion haliaetus cristatus</i>	Vulnerable	-	Targeted threatened species survey	No	No
Squirrel Glider	<i>Petaurus norfolcensis</i>	Vulnerable	-	Targeted threatened species survey	No	No
Koala	<i>Phascolarctos cinereus</i>	Endangered	Endangered	Targeted threatened species survey	No	No

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			
Grey-headed Flying-fox (Breeding)	<i>Pteropus poliocephalus</i>	Vulnerable	Vulnerable	Targeted threatened species survey	Yes, however not breeding	No
Masked Owl	<i>Tyto novaehollandiae</i>	Vulnerable	-	Targeted threatened species survey	No	No

5.3 Candidate Species Credit Species

The survey methods for the candidate flora and fauna species credit species is presented below (**Table 21; Table 22**). The Ecologist survey effort is presented in **Figure 15**.

Table 21. Threatened species surveys for candidate flora species credit species on the Subject Land

Common name	Scientific 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)		
Downy Wattle	<i>Acacia pubescens</i>	Transects	☒ Yes 23/10/25 29/10/25 12/11/25 17/11/25	☐ No	6 hours, each transect survey was conducted by either 1 or 2 people	No	No
Netted Bottle Brush	<i>Callistemon linearifolius</i>	Transects	☒ Yes 23/10/25 29/10/25 12/11/25 17/11/25	☐ No	6 hours, each transect survey was conducted by either 1 or 2 people	No	No
-	<i>Deyeuxia appressa</i>	Transects	☒ Yes 4/12/25 9/12/25	☐ No	6 hours, each transect survey was conducted by either 1 or 2 people	No	No
-	<i>Dillwynia tenuifolia</i>	Transects	☒ Yes 23/10/25 29/10/25	☒ No 12/11/25 17/11/25	6 hours, each transect survey was conducted by either 1 or 2 people	No	No
Camden White Gum	<i>Eucalyptus benthamii</i>	Transects	☒ Yes 23/10/25 29/10/25 12/11/25 17/11/25	☐ No	6 hours, each transect survey was conducted by either 1 or 2 people	No	No
Juniper-leaved Grevillea	<i>Grevillea juniperina</i> subsp. <i>juniperina</i>	Transects	☒ Yes 23/10/25 29/10/25 12/11/25 17/11/25	☐ No	6 hours, each transect survey was conducted by either 1 or 2 people	No	No

Common name	Scientific 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)					
Small-flower Grevillea	Grevillea parviflora subsp. parviflora	Transects	☒ Yes 23/10/25 29/10/25 12/11/25 17/11/25	☐ No	6 hours, each transect survey was conducted by either 1 or 2 people	No	No			
-	Hibbertia sp. Bankstown		☒ Yes 23/10/25 29/10/25 12/11/25 17/11/25	☐ No				6 hours, each transect survey was conducted by either 1 or 2 people		
Marsdenia viridiflora R. Br. subsp. viridiflora population in the Bankstown, Blacktown, Camden, Campbelltown, Fairfield, Holroyd, Liverpool and Penrith local government areas	Marsdenia viridiflora subsp. viridiflora - endangered population		Transects	☒ Yes 4/12/25 9/12/25					☐ No	6 hours, each transect survey was conducted by either 1 or 2 people
-	Maundia triglochinoïdes			☒ Yes 12/11/25 17/11/25 4/12/25 9/12/25					☒ No 23/10/25 29/10/25	
Hairy Geebung	Persoonia hirsuta	Transects	☒ Yes 23/10/25 29/10/25 12/11/25 17/11/25	☐ No	6 hours, each transect survey was conducted by either 1 or 2 people	No	No			
Nodding Geebung	Persoonia nutans		☒ Yes 23/10/25 29/10/25 12/11/25 17/11/25	☐ No				6 hours, each transect survey was conducted by either 1 or 2 people		
Spiked Rice-flower	Pimelea spicata		Transects	☒ Yes 27/10/21 16/11/21 9/12/21 19/01/22 8/2/22 25/2/22 23/10/25 29/10/25 12/11/25 17/11/25					☐ No	6 hours, each transect survey was conducted by either 1 or 2 people
Brown Pomaderris	Pomaderris brunnea			☒ Yes 23/10/25					☒ No 12/11/25	

Common name	Scientific 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)		
			29/10/25	17/11/25	conducted by either 1 or 2 people		
-	<i>Pultenaea parviflora</i>	Transects	☒ Yes 23/10/25 29/10/25 12/11/25 17/11/25	☐ No	6 hours, each transect survey was conducted by either 1 or 2 people	No	No
Magenta Lilly Pilly	<i>Syzygium paniculatum</i>	Transects	☐ Yes	☒ No 23/10/25 29/10/25 12/11/25 17/11/25 4/12/25 9/12/25 No <i>Syzygium</i> sp. were identified during surveys	12 hours, each transect survey was conducted by either 1 or 2 people	No	No
-	<i>Zannichellia palustris</i>	Transects	☒ Yes 23/10/25 29/10/25 12/11/25 17/11/25	☐ No	6 hours, each transect survey was conducted by either 1 or 2 people	No	No

Table 22. 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)		
Bush Stone Curlew	<i>Burhinus grallarius</i>	Spotlighting Call Playback	☒ Yes 12/11/25 13/11/25 25/11/25 4/12/25 9/12/25 21/01/26	☐ No	30 person hours	No	No
Eastern Pygmy-possum	<i>Cercartetus nanus</i>	Camera trap Survey	☒ Yes 23/10/25 - 13/11/25 25/11/25 4/12/25 9/12/25 21/01/26	☐ No	30 person hours, 10 camera traps over 10 nights	No	No
Large-eared Pied Bat	<i>Chalinolobus dwyeri</i>	Bioacoustics	☒ Yes 12/11/25 – 17/11/25	☐ No	4 devices over 5 nights	No	No

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)		
White-fronted Chat population in the Sydney Metropolitan Catchment Management Area	<i>Epthianura albifrons</i> - endangered population	Dawn/Dusk Bird Survey	☒ Yes 23/10/25 29/10/25 31/10/25 12/11/25 13/11/25 14/11/25 17/11/25	☐ No 15 person hours	No	No
White-bellied Sea-Eagle (Breeding)	<i>Haliaeetus leucogaster</i>	Dawn/Dusk Bird Survey	☒ Yes 23/10/25 29/10/25 31/10/25 12/11/25 13/11/25 14/11/25 17/11/25	☐ No 15 person hours	Yes, however not breeding.	No
Little Eagle (Breeding)	<i>Hieraetus morphnoides</i>	Dawn/Dusk Bird Survey	☒ Yes 23/10/25 29/10/25 31/10/25	☒ No 12/11/25 13/11/25 14/11/25 17/11/25	No	No
Green and Golden Bell Frog	<i>Litoria aurea</i>	Spotlighting Call Playback	☒ Yes 27/10/21 17/11/21 9/12/21 8/2/22 25/2/22 12/11/25 13/11/25 25/11/25 4/12/25 9/12/25 21/01/26	☐ No 30 person hours	No	No
Square-tailed Kite (Breeding)	<i>Lophoictinia isura</i>	Dawn/Dusk Bird Survey	☒ Yes 23/10/25 29/10/25 31/10/25 12/11/25 13/11/25 14/11/25 17/11/25	☐ No 15 person hours	No	No
Cumberland Plain Land Snail	<i>Meridolum corneovirens</i>	Transects	☒ Yes 27/10/21 16/11/21 9/12/21 8/2/22 25/2/22	☐ No 20 person hours	No	No

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)	
			23/10/25 29/10/25 12/11/25 17/11/25 4/12/25 9/12/25			
Southern Myotis	<i>Myotis macropus</i>	Bioacoustics Spotlighting	☒ Yes 27/10/21 17/11/21 9/12/21 8/2/22 25/2/22 12/11/25 – 17/11/25 25/11/25 4/12/25 9/12/25 21/01/26	☐ No	4 devices over 5 nights	Yes
Barking Owl	<i>Ninox connivens</i>	Spotlighting Call Playback	☒ Yes 12/11/25 13/11/25 25/11/25 4/12/25 9/12/25 21/01/26	☐ No	30 person hours	No
Powerful Owl	<i>Ninox strenua</i>	Spotlighting Call Playback	☒ Yes 12/11/25 13/11/25 25/11/25 4/12/25 9/12/25 21/01/26	☐ No	30 person hours	No
Eastern Osprey (Breeding)	<i>Pandion haliaetus cristatus</i>	Dawn/Dusk Bird Survey	☒ Yes 23/10/25 29/10/25 31/10/25 12/11/25 13/11/25 14/11/25 17/11/25	☐ No	15 person hours	No
Squirrel Glider	<i>Petaurus norfolcensis</i>	Camera trap Survey	☒ Yes 23/10/25 - 13/11/25 25/11/25 4/12/25 9/12/25 21/01/26	☐ No	30 person hours, 10 camera traps over 10 nights	No

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)	
Koala	<i>Phascolarctos cinereus</i>	Spotlighting Call Playback	☒ Yes 12/11/25 13/11/25 25/11/25 4/12/25 9/12/25 21/01/26	☐ No	30 person hours	No
Grey-headed Flying-fox (Breeding)	<i>Pteropus poliocephalus</i>	Spotlighting	☒ Yes 12/11/25 13/11/25 25/11/25 4/12/25 9/12/25 21/01/26	☐ No	30 person hours	Yes, however not breeding.
Masked Owl	<i>Tyto novaehollandiae</i>	Spotlighting Call Playback	☒ Yes 12/11/25 13/11/25 25/11/25 4/12/25 9/12/25 21/01/26	☐ No	30 person hours	No

5.4 Expert Reports

Bioacoustic data from the ultrasonic recording devices (Anabats) deployed in the Subject Property were sent to microbat bioacoustic experts, Echo Ecology and Surveying, for identification of any microbats present in the recordings. The results were delivered in a Bat Call Analysis report (Echo Ecology and Surveying 2025). **Table 23** shows the threatened species identified in the report and the accuracy of the identifications. Given the precautionary principle, any species identified as possibly occurring were considered present within the Subject Land.

Table 23. Threatened microbat species call analysis results (Echo Ecology and Surveying 2025)

Common Name	Scientific Name	Total Number of Calls Recorded			
		Definite	Probable	Possible	Species Group
Eastern Coastal Free-tailed Bat	<i>Micronomus norfolkensis</i>	2	24	0	608
Large Bent-winged Bat	<i>Miniopterus orianae oceanensis</i>	0	2	6	84
Southern Myotis	<i>Myotis macropus</i>	0	5	35	128
Eastern False Pipistrelle	<i>Falsistrellus tasmaniensis</i>	0	0	0	157
Greater Broad-nosed Bat	<i>Scoteanax rueppellii</i>	0	0	0	149

5.5 More Appropriate Local Data

No additional local data has been used to assess habitat suitability.

5.6 Area or Count, and Location of Suitable Habitat for a Species Credit Species (Species Polygon)

Where a Species credit species is confirmed present or assumed to be present within the Subject Land, the assessor must assign species polygon that encompasses the entire vegetation zone(s) within which the candidate species is predicted to occur based on the correct application of the BAM (DPIE 2020a). The species polygons for the Subject Land are presented (**Appendix E**).

One Species Credit Species (the Southern Myotis) is present within the Subject Land (**Table 24**).

The assessor must determine an offset for the impacts of proposals on the habitat of threatened species assessed for ecosystem credits and associated with a PCT in a vegetation zone with a vegetation integrity score (VIS) of ≥ 17 . The assessor must determine an offset for the impacts of proposals on threatened species that require species credits, identified in accordance with Chapter 5 of the BAM (DPIE 2020a).

Table 24. Results for present species (recorded within the Subject Land)

Common name	Scientific name	Biodiversity risk weighting (BAM-C & TBDC*)	SAIL 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)
Southern Myotis	<i>Myotis macropus</i>	High (2)	No	Within 200m of the artificial impoundment	N/A	2.95 ha	All habitat on the Subject Land where the Subject Land is within 200m of a waterbody with pools/ stretches 3m or wider including rivers, creeks, billabongs, lagoons, dams and other waterbodies on the Subject Land must be mapped. Use aerial imagery to map waterbodies with pools/ stretches 3m or wider on or within 200m of the Subject Land. Species polygon boundaries should align with PCTs on the Subject Land to which the species is associated that are within 200m of waterbodies mapped.	PCT 3962: 46.3 PCT 4025: 6

5.7 Commonwealth Environment Protection and Biodiversity Conservation Act 1999 Species

Two species that are listed as Vulnerable and Migratory under the EPBC Act were also recorded within the Subject Property. The Latham's Snipe (BC Act: Vulnerable) was recorded during targeted surveys in 2021/2022 and 2025/2026. The Sharp-tailed Sandpiper (BC Act: Vulnerable) was also recorded in 2021/2022 targeted surveys (**Table 25**). These species are EPBC listed, and the residual and prescribed impacts from the proposed development upon these species will be assessed in this BDAR (**Section 6** and **Section 8**).

The Grey-headed Flying-fox which is listed as Vulnerable under the BC Act and EPBC Act was observed to be flying over the Subject Property during targeted surveys in 2025/2026 and 2021/2022 (**Table 25**). No individuals were recorded using the Subject Land to forage or rest.

Any impacts are expected to be non-significant and these species can be addressed through the bilateral process.

Table 25. Results for EPBC Act listed species present

Common name	Scientific name	Abundance – No. individual present on Subject Land	Extent (ha) of suitable habitat present on site
Latham's Snipe	<i>Gallinago hardwickii</i>	Maximum of 20 individuals in one survey session	0.56 (PCT 3962 only)
Sharp-tailed Sandpiper	<i>Calidris acuminata</i>	Maximum of two individuals in one survey session	0.56 (PCT 3962 only)
Grey-headed Flying-fox	<i>Pteropus poliocephalus</i>	Maximum of two individuals were observed flying over the Subject Land and foraging in trees in east of Subject Property during targeted surveys. These trees are outside of the Subject Land.	2.95

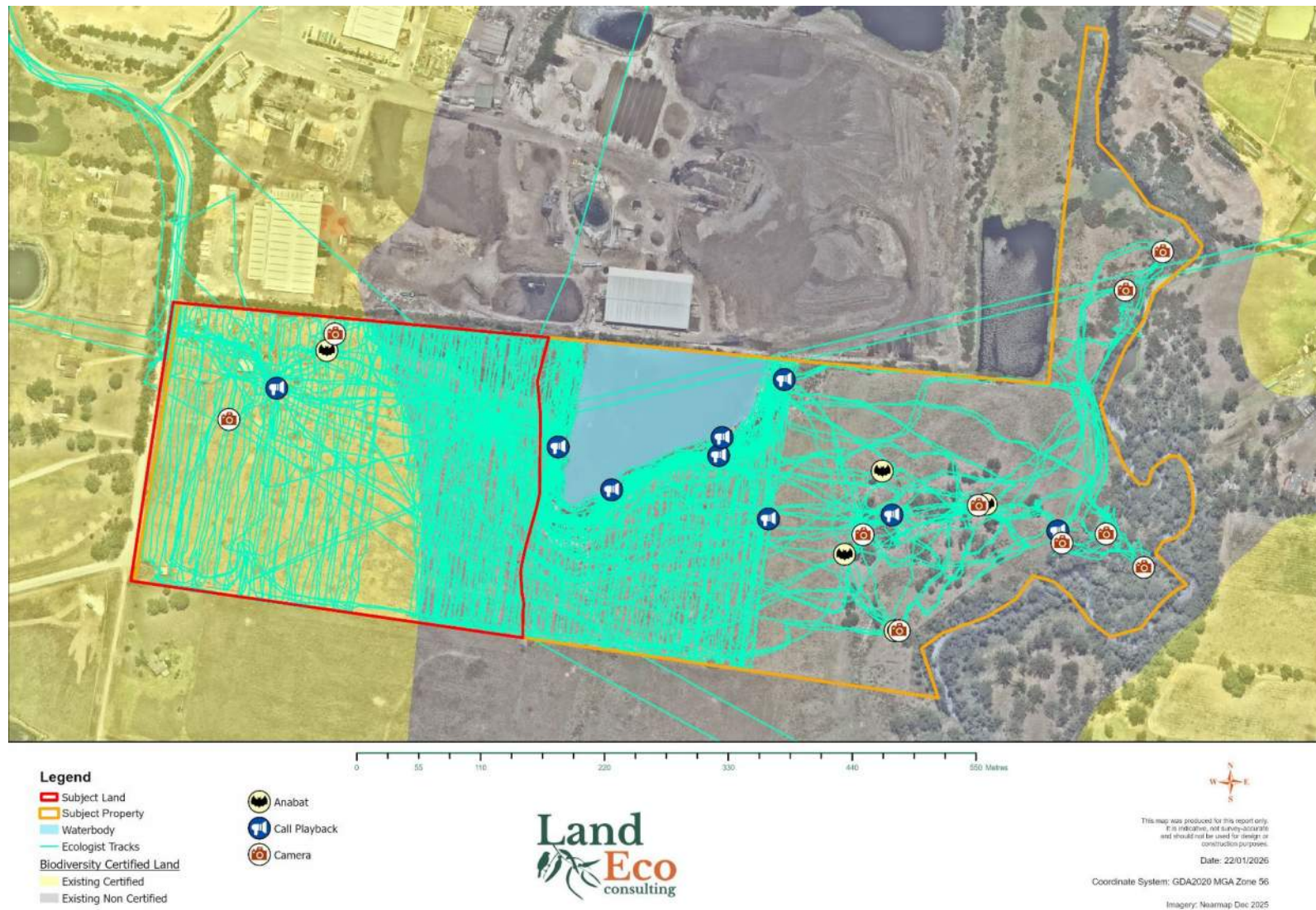


Figure 15. Targeted Species Credit Flora and Fauna survey effort undertaken by Land Eco Ecologists

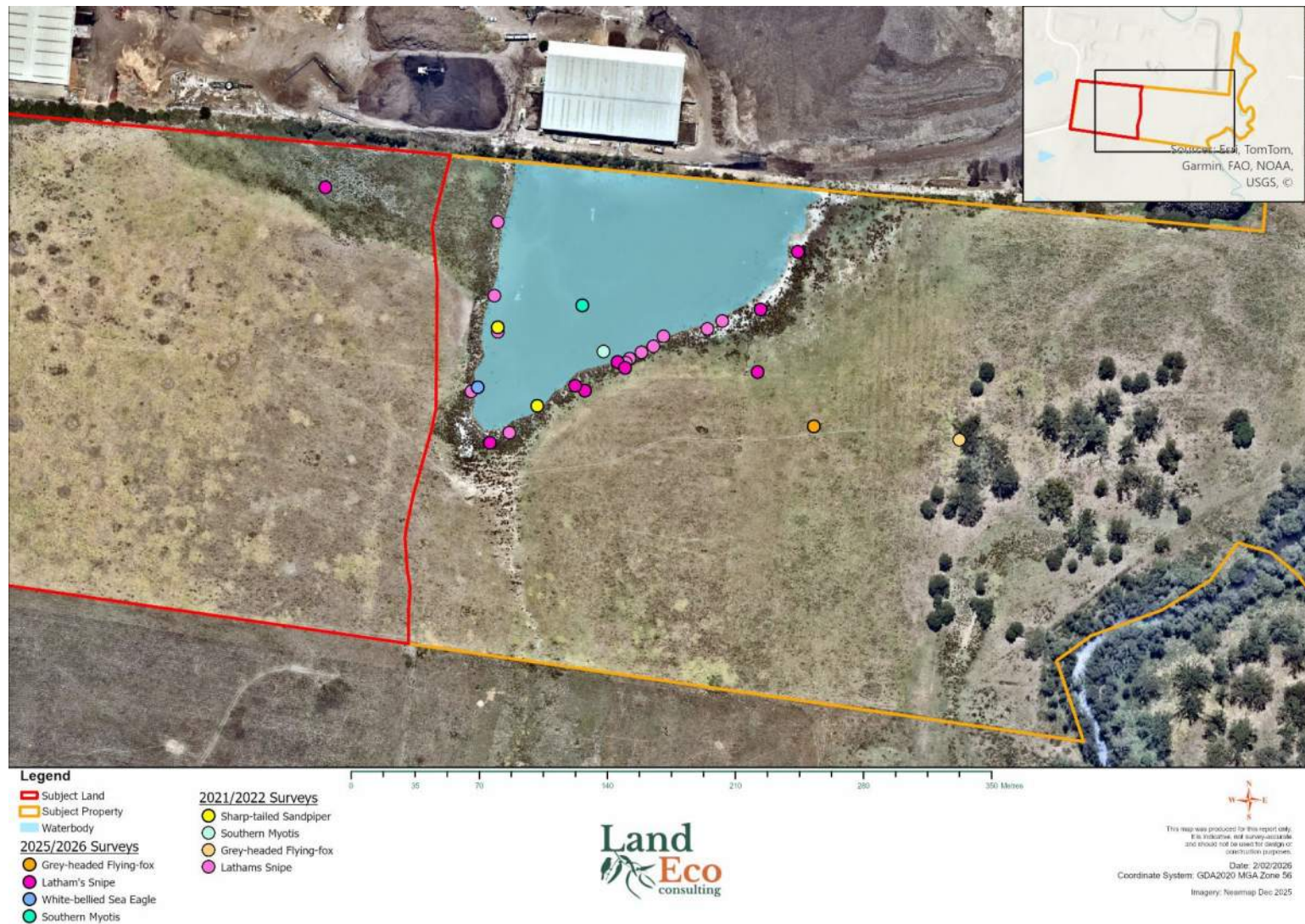


Figure 16. Threatened fauna identified during targeted surveys undertaken by Land Eco Ecologists in the 2025/2026 and 2021/2022 survey periods. Several of these points signify multiple individuals.

6. Identifying Prescribed Impacts

This chapter of the report details the type and extent of impacts to biodiversity that will occur as a result of the proposed development. Prescribed additional biodiversity impacts (prescribed impacts) must be assessed as part of the BOS, as per clause 6.1 of the BC Regulation. Such prescribed impacts (including direct and indirect impacts) are impacts:

- a. on the habitat of threatened entities including:
 - i. karst, caves, crevices, cliffs, rocks and other geological features of significance, or
 - ii. human-made structures, or
 - iii. non-native vegetation
- b. on areas connecting threatened species habitat, such as movement corridors
- c. that affect water quality, water bodies and hydrological processes that sustain threatened entities (including from subsidence or upsidence from underground mining)
- d. on threatened and protected animals from turbine strikes from a wind farm
- e. on threatened species or fauna that are part of a TEC from vehicle strikes.

If relevant, these features must be identified on a map.

Table 26. Prescribed impacts identified

Feature	Present	Description of feature and location	Threatened entities that use, are likely to use, or are part of the habitat feature.	Describe how these features provide habitat for, or are used by, each threatened entity
Karst, caves, crevices, cliffs, rocks or other geological features of significance	☐ Yes / ☒ No	N/A	N/A	N/A
Human-made structures	☒ Yes / ☐ No	Shed located in the north-west of the Subject Land.	Southern Myotis Ecosystem Credit Microbat Species	May roost and breed in this habitat on occasion.
Non-native vegetation	☒ Yes / ☐ No	The majority of the Subject Land is covered by derived pasture grassland. Up to two hollow-bearing stags with hollows ranging between <5cm-10cm in diameter occur within the Subject Land and are proposed for removal.	Southern Myotis Ecosystem Credit Microbat Species Foraging Threatened Raptors	Threatened species may forage within and around this non-native vegetation.
Habitat connectivity	☒ Yes / ☐ No	The Subject Property contains a network of terrestrial habitat connections associated with the large artificial impoundment and the stand	Southern Myotis Latham's Snipe Sharp-tailed Sandpiper	This corridor contributes foraging habitat and a fly-way corridor, providing resource and genetic connectivity between bushland fragments and

Feature	Present	Description of feature characteristics and location	Threatened entities that use, are likely to use, or are part of the habitat feature.	Describe how these features provide habitat for, or are used by, each threatened entity
		of tall, remnant <i>Eucalyptus</i> spp. and <i>Angophora</i> spp. associated with the floodplain of Badgery's Creek. The majority of the Subject Land consists of exotic dominated grassland.	All Ecosystem Species Credits	aquatic habitats across the landscape.
Waterbodies, water quality and hydrological processes	☒ Yes / ☐ No	An artificial impoundment occurs adjacent to the Subject Land. It will not be directly impacted by the proposed development. This impoundment is already impacted by sedimentation and chemical runoff from the ANL facility to the north of the Subject Land. The impoundment is likely to remain suitable for foraging habitat following the proposed development.	Southern Myotis Latham's Snipe Sharp-tailed Sandpiper	The Southern Myotis was observed to forage for prey over the impoundment within the Subject Property. Latham's Snipe were observed utilising habitat within the impoundment as well as the vegetation immediately adjacent.
Wind turbine strikes (wind farm development only)	☐ Yes / ☒ No	N/A	N/A	N/A
Vehicle strikes	☒ Yes / ☐ No	Low speed-limit driveways and car parks are part of the proposed development. This is unlikely to adversely impact any threatened species as the Subject Land is already on a busy road.	N/A	N/A

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 proposed development has been located to minimise direct impacts to native vegetation, ecological communities, TECs, threatened species, the artificial impoundment and their habitat. Direct impacts to native vegetation are limited to 2.95 ha of native vegetation removal, although the majority (2.39 ha) of the Subject Land is occupied by pasture-improved grassland with a low VI score of six (6). The artificial impoundment and River-flat Eucalypt Forest EEC within the Subject Property will continue to occur post-development. This vegetation within the Subject Land is in a degraded condition from heavy grazing, and retained areas outside of the Subject Land will be protected and enhanced under the Vegetation Management Plan (VMP) (Land Eco 2026b).

7.1.2 Project Design

The proposed development has been designed to avoid areas of High Biodiversity value along the eastern boundary of the Subject Property (at its interface with South Creek) and to limit the development footprint to minimise direct impacts to the artificial impoundment, River-flat Eucalypt Forest EEC and threatened species habitat. The majority of the native vegetation surrounding the artificial impoundment will be retained outside of the Subject Land and will be protected and enhanced under the Vegetation Management Plan (VMP) (Land Eco 2026b).

7.2 Avoid and Minimise Prescribed Impacts

7.2.1 Project Location

Impacts from clearing native vegetation and threatened species habitat can be avoided or minimised by locating the proposal in areas as detailed (**Table 27**). When selecting a proposal's location, all of the following should be analysed. Justification for the decisions in determining the final location must be based on consideration of the items listed in **Table 27**.

The proposed development will impact man-made structures, non-native vegetation, habitat connectivity and increase the risk of vehicle strikes, though these impacts have been avoided where possible and minimised to avoid significant impacts on any threatened entities.

Table 27. Measures to locate the proposal to avoid or minimise direct and indirect impacts on native vegetation, threatened species, threatened ecological communities and their habitat

How has the proposal has been located in areas lacking biodiversity values?	The Subject Land has been largely located on historically cleared, pasture-improved grassland. Direct impacts to the artificial impoundment and remnant vegetation in the east of the Subject Property have been avoided except a small portion of the native vegetation surrounding the artificial impoundment. No highly valuable foraging or breeding habitat will be impacted by the proposed development.
How has the proposal has been located in areas where the native vegetation or threatened species habitat is in the poorest condition (i.e. areas that have a low vegetation integrity score)?	The Subject Land has been largely located on historically cleared, pasture-improved grassland (ie. 'PCT 4025: Derived Pasture which has a VI score of 6). The native vegetation surrounding the artificial impoundment to be impacted is in moderately poor condition and yields a vegetation integrity score of 46.3/100. The remnant River-Flat Eucalypt Forest EEC within the east of the Subject Property will not be directly impacted.
How does the proposal avoid habitat for species with a high biodiversity risk weighting or land mapped on the important habitat map, or native vegetation that is a TEC or a highly cleared PCT.	No important habitat will be impacted by the proposed development. No SALL entities will be impacted by the proposed development. The River-Flat Eucalypt Forest EEC in the east of the Subject Property will remain unimpacted. The artificial impoundment will continue to offer foraging habitat for a range of species after the proposed development.
Has the proposal been located outside of the buffer area around breeding habitat features such as nest trees or caves?	The proposed development has been located and designed to minimise impacts on important habitat features. While two hollow-bearing stags are likely to be removed for the proposed development, these trees are not highly valuable. They occur within a highly disturbed paddock with limited native vegetation and are impacted by light pollution from the ANL industrial facility to the north.
Has the proposal sought alternative:	
• modes or technologies that would avoid or minimise impacts on biodiversity values	As per the Landscape Plan (Geoscapes 2025) screen planting of trees is recommended along the development footprint edge. This screen planting is to be managed in accordance with IPA APZ requirements (Travers Bushfire Ecology 2025).
• routes that would avoid or minimise impacts on biodiversity values	The Subject Land has been positioned along Martin Road, which eliminates the need for clearing any additional habitat to build access routes. As such no direct impacts to highly valuable foraging or breeding habitat will be impacted by the proposed development.
• locations that would avoid or minimise impacts on biodiversity values	The Subject Land has been largely located on historically cleared, pasture-improved grassland. The proposed development has been positioned to the west of the Subject Property to avoid habitat with high biodiversity value such as the artificial impoundment and riparian vegetation located along South Creek. No highly valuable foraging or breeding habitat will therefore be impacted by the proposed development.
• sites within a property on which the proposal is located that would avoid or minimise impacts on biodiversity values.	The Subject Land has been largely located on historically cleared, pasture-improved grassland. Direct impacts to the artificial impoundment and remnant vegetation in the east of the Subject Property have been avoided except for a small portion (0.56 ha) of native vegetation surrounding the artificial impoundment. No highly valuable foraging or breeding habitat will be impacted by the proposed development. The development footprint has been situated and limited to the part of the Subject Property with the least biodiversity value.
Detail the site constraints that have contributed to selecting this location	
• bushfire protection requirements, including clearing for asset protection zones	The proposed development has been designed to include an APZ as determined by Travers Bushfire Ecology (2025).
• flood planning levels	The majority of the development has been located to avoid flood prone lands.
• servicing constraints.	The development has been located close to Martin Road frontage and the associated services. The choice of the development site is to provide services to the Aerotropolis and Western Sydney economy.

7.2.2 Project Design

This BDAR documents the reasonable measures taken by the proponent to avoid or minimise clearing of native vegetation and threatened species habitat during proposal design, including placement of temporary and permanent ancillary construction and maintenance facilities (**Table 28**).

The proposed development has been designed to limit the development footprint to avoid prescribed impacts to the artificial impoundment, River-flat Eucalypt Forest EEC and threatened species habitat.

Table 28. Design the proposal to avoid or minimise direct and indirect impacts on native vegetation, threatened species, threatened ecological communities and their habitat

Efforts to reduce the proposal's clearing footprint by minimising the number and type of facilities	The development footprint has largely been situated and limited to the part of the Subject Property with the least biodiversity value. Direct impacts to native vegetation are limited to 2.95 ha of native vegetation removal, although the majority (2.39 ha) of the Subject Land is occupied by pasture-improved grassland with a low VI score of six (6).
Efforts to locate ancillary facilities in areas that have no biodiversity values	The development footprint has been situated and largely limited to the part of the Subject Property that is dominated by pasture-improved grassland which has the least biodiversity value. The proposed development will remove 2.95 ha of native vegetation, although the majority (2.39 ha) of the Subject Land is occupied by pasture-improved grassland with a low VI score of six (6).
Efforts to locate ancillary facilities in areas where the native vegetation or threatened species habitat is in the poorest condition (i.e. areas with the lowest vegetation integrity scores)	The proposed development will remove 2.95 ha of native vegetation, although the majority (2.39 ha) of the Subject Land is occupied by pasture-improved grassland with a low VI score of six (6). The native vegetation to be removed is in a poor condition and edge effected with the adjacent exotic vegetation. The threatened species habitat within the Subject Land is highly degraded and does not represent an important habitat to any species.
Efforts to locate ancillary facilities in areas that avoid habitat for species and vegetation that has a high threat status (e.g. an endangered ecological community (EEC) or critically endangered ecological community (CEEC) or is an entity at risk of a serious and irreversible impact (SAIL)	The PCT 3962 does not meet the Final Determination of any TECs. The River-Flat Eucalypt Forest EEC in the east of the Subject Property outside of the Subject Land will not be impacted by the proposed development. No SAIL entities will be impacted by the proposed development.
Actions and activities that provide for rehabilitation, ecological restoration and/or ongoing maintenance of retained areas of native vegetation, threatened species, threatened ecological communities and their habitat on the Subject Land.	The landscaping species have been selected to reduce wildlife attraction (Geoscapes 2025; Land Eco 2026a). A Vegetation Management Plan will accompany the SSD Application that demonstrates how the vegetation within the Subject Property will be rehabilitated/maintained, with a particular focus on the habitat surrounding the artificial impoundment and the River-flat Eucalypt Forest EEC (Land Eco 2026b).

8. Impact Assessment

8.1 Direct Impacts

In accordance with section 8 of the BAM the assessor must determine the direct impacts on threatened entities and their habitat. The BDAR or BCAR must include an assessment of the impacts of the proposal on threatened entities and their habitat, and describe the direct impacts of the proposal on native vegetation, TECs and threatened species habitat.

8.1.1 Residual Direct Impacts

Table 29. 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	SAIL entity	Project phase/timing of impact (e.g. construction, operation, rehabilitation)	Extent (ha, number of individuals)
Southern Myotis	Vulnerable	-	No	Construction, Operation	2.95 ha
White-bellied Sea Eagle (Foraging)	Vulnerable	-	No	Construction, Operation	2.95 ha
Eastern Coastal Free-tailed Bat	Vulnerable	-	No	Construction, Operation	2.95 ha
Large Bent-winged Bat	Vulnerable	-	No	Construction, Operation	2.95 ha
Eastern False Pipistrelle	Vulnerable	-	No	Construction, Operation	2.95 ha
Greater Broad-nosed Bat	Vulnerable	-	No	Construction, Operation	2.95 ha
Latham's Snipe	Vulnerable	Vulnerable, Migratory, Marine	No	Construction, Operation	0.56 ha (PCT 3962 only)
Sharp-tailed Sandpiper	Vulnerable	Vulnerable, Migratory, Marine	No	Construction, Operation	0.56 ha (PCT 3962 only)

8.1.2 Change in Vegetation Integrity Scores

Table 30. 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	
Degraded	3962	N/A	0.56	67.8	31.6	N/A	46.3	0	0	0	0	-46.3	
Derived Pasture	4025	N/A	2.4	5.5	18.5	2.2	6	0	0	0	0	-6	

8.2 Indirect Impacts

A detailed summary of residual indirect impacts to threatened entities is provided in **Table 31**.

Table 31. Summary of residual indirect impacts

Indirect impact (Describe impact, e.g. transport of weeds and pathogens from 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
(a) inadvertent impacts on adjacent habitat or vegetation	PCT 3962 and PCT 4025 River-Flat Eucalypt Forest EEC Southern Myotis Latham's Snipe Sharp-tailed Sandpiper Grey-headed Flying-fox White-bellied Sea Eagle Eastern Coastal Free-tailed Bat Large Bent-winged Bat Eastern False Pipistrelle Greater Broad-nosed Bat	Vegetation adjacent to Subject Land	During Construction	Long-term	Construction, Operation	In the unlikely event vegetation adjacent to the Subject Land is cleared it is unlikely that this would cause significant impacts to threatened ecological communities or threatened species beyond the current status quo of the adjacent vegetation. The adjacent vegetation already occurs in a degraded condition and is subject to edge effects from the existing surrounding facilities.
(b) reduced viability of adjacent habitat due to edge effects	PCT 3962 and PCT 4025 River-Flat Eucalypt Forest EEC Southern Myotis Latham's Snipe Sharp-tailed Sandpiper Grey-headed Flying-fox White-bellied Sea Eagle Eastern Coastal Free-tailed Bat Large Bent-winged Bat Eastern False Pipistrelle	Vegetation adjacent to Subject Land	During Construction	Long-term	Construction, Operation	The Subject Land and the surrounding vegetation are already edge-effected including weed infestation. The proposed development will not significantly increase novel edge effects, though may exacerbate existing effects. Increased lighting from the proposed development may discourage the use of the Subject Property for foraging/roosting microbats and species utilising the artificial impoundment, however these impacts will be mitigated and as such is unlikely to exacerbate edge effects significantly beyond the status quo in regards to the surrounding industrial land usage.

Indirect impact (Describe impact, e.g. transport of weeds and pathogens from 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
	Greater Broad-nosed Bat					
(c) reduced viability of adjacent habitat due to noise, dust or light spill	PCT 3962 and PCT 4025 River-Flat Eucalypt Forest EEC Southern Myotis Latham's Snipe Sharp-tailed Sandpiper Grey-headed Flying-fox White-bellied Sea Eagle Eastern Coastal Free-tailed Bat Large Bent-winged Bat Eastern False Pipistrelle Greater Broad-nosed Bat	Vegetation adjacent to Subject Land and Artificial Impoundment	During Construction and Ongoing	Long-term	Construction, Operation	The proposed development may result in the increase of noise, dust or light spill associated with the construction activities and operation of the proposed development. However, the Subject Property is already impacted in these ways by the industrial facility to the north. The proposed development is unlikely to exacerbate this reality beyond the current condition given the mitigation measures proposed. The operation of the warehouse facilities may disturb the adjacent habitat, however mitigation measures proposed in Table 37 will minimise these impacts.
(d) transport of weeds and pathogens from the site to adjacent vegetation	PCT 3962 and PCT 4025 River-Flat Eucalypt Forest EEC Southern Myotis Latham's Snipe Sharp-tailed Sandpiper Grey-headed Flying-fox White-bellied Sea Eagle Eastern Coastal Free-tailed Bat Large Bent-winged Bat Eastern False Pipistrelle Greater Broad-nosed Bat	Vegetation adjacent to the Subject Land	During Construction	Short-term	Construction	The proposed development will result in soil disturbance on the Subject Land which may result in the propagation and spread of seeds from the soil bank to other parts of the Subject Property. The Subject Property is already severely weed infested across its entirety. The proposed development is unlikely to significantly alter this reality.
(e) increased risk of starvation, exposure and loss of shade or shelter	PCT 3962 and PCT 4025 River-Flat Eucalypt Forest EEC Southern Myotis	Vegetation adjacent to Subject Land and Artificial Impoundment	During Construction and Operation	Short-term, Possible long-term	Construction, Operation	The proposed development will remove exotic dominated grassland vegetation and a small portion of native vegetation surrounding the artificial impoundment that may reduce shelter and increase the

Indirect impact (Describe impact, e.g. transport of weeds and pathogens from 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
	Latham's Snipe Sharp-tailed Sandpiper Grey-headed Flying-fox White-bellied Sea Eagle Eastern Coastal Free-tailed Bat Large Bent-winged Bat Eastern False Pipistrelle Greater Broad-nosed Bat					risk of exposure for ground-dwelling species. However, the proposed development is unlikely to impact any substantial vegetation resulting in the risk of starvation, exposure and loss of shade or shelter.
(f) loss of breeding habitats	Southern Myotis Ecosystem Credit Microbats	Vegetation within the Subject Land and Artificial Impoundment	During Construction and Operation	Long term	Construction	Southern Myotis and other Ecosystem Credit Microbats may utilise the built structures (shed) and hollow-bearing stags in the Subject Property for shelter or breeding. This is low quality habitat and not considered likely to inform regular or important breeding habitat, if at all.
(g) trampling of threatened flora species	Threatened Flora	Vegetation within and adjacent to Subject Land	During construction and ongoing	Long-term	Construction, Operation	Threatened flora may occur within the Subject Land. Trampling may occur during construction, and the operation of the proposed dwelling. Given the disturbed nature of the vegetation within the Subject Land, this additional disturbance is unlikely to have a significant impact on any threatened flora that may occur.
(h) inhibition of nitrogen fixation and increased soil salinity	PCT 3962 and PCT 4025 River-Flat Eucalypt Forest EEC	Vegetation be retained outside of the Subject Land	During construction and Ongoing	Long-term	Construction, Operation	The proposed development will remove a small area of vegetation however this is unlikely to substantially exacerbate the status quo in this urbanised locality.
(i) fertiliser drift	PCT 3962 and PCT 4025 River-Flat Eucalypt Forest EEC	Vegetation to retained outside of the Subject Land	During construction and Ongoing	Long-term	Construction, Operation	The use of fertiliser within the landscaped gardens is likely to negligibly increase as a result of the proposed development. The Subject

Indirect impact (Describe impact, e.g. transport of weeds and pathogens from 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
						Property is already impacted by fertiliser drift from surrounding landscaped gardens or agricultural use. The proposed development is unlikely to significantly alter this reality.
(i) rubbish dumping	PCT 3962 and PCT 4025 River-Flat Eucalypt Forest EEC Southern Myotis Latham's Snipe Sharp-tailed Sandpiper Grey-headed Flying-fox White-bellied Sea Eagle Eastern Coastal Free-tailed Bat Large Bent-winged Bat Eastern False Pipistrelle Greater Broad-nosed Bat	Subject Property	During Construction and Operation	Short-term, Possible long-term	Construction, Operation	The proposed development may inadvertently result in the stockpiling of construction waste on adjacent land. The Subject Land has been subject to the dumping of food waste by the prior owners. The proposed development is unlikely to disturb the adjacent habitat significantly in this way.
(k) wood collection	N/A	N/A	N/A	N/A	N/A	N/A
(l) bush rock removal and disturbance	N/A	N/A	N/A	N/A	N/A	N/A
(m) increase in predatory species populations	N/A	N/A	N/A	N/A	N/A	The Subject Property is already likely to support a population of predatory species. The proposed development is unlikely to increase the prevalence of predatory species population.
(n) increase in pest animal populations	Southern Myotis Latham's Snipe Sharp-tailed Sandpiper Eastern Coastal Free-tailed Bat Large Bent-winged Bat	Subject Property	Ongoing	Long-term	Operation	Pest animals such as the European Red Fox (<i>Vulpes vulpes</i>) have already been observed on the Subject Property. The proposed development is unlikely to significantly alter this reality.

Indirect impact (Describe impact, e.g. transport of weeds and pathogens from 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
	Eastern False Pipistrelle Greater Broad-nosed Bat					
(o) increased risk of fire	N/A	N/A	N/A	N/A	N/A	The proposed development will remove vegetation from the Subject Land and reduce the risk of fire.
(p) disturbance to specialist breeding and foraging habitat, e.g. beach nesting for shorebirds.	Migratory Birds Latham's Snipe Sharp-tailed Sandpiper	Adjacent to Subject Land	Ongoing	Long-term	Construction, Operation	The proposed development will remove a small area of vegetation surrounding the artificial impoundment that provides potential specialist foraging habitat to migratory birds. The proposed development may result in the increase of noise, dust or light spill associated with the construction activities and operation of the proposed development. However, the Subject Property is already impacted in these ways by the industrial facility to the north. The proposed development is unlikely to exacerbate this reality beyond the current condition given the mitigation measures proposed.
(q) reduced viability of adjacent habitat due to shadowing	PCT 3962 and PCT 4025 River-Flat Eucalypt Forest EEC Southern Myotis Latham's Snipe Sharp-tailed Sandpiper Grey-headed Flying-fox White-bellied Sea Eagle Eastern Coastal Free-tailed Bat Large Bent-winged Bat Eastern False Pipistrelle Greater Broad-nosed Bat	Vegetation adjacent to the Subject Land	During Construction and Ongoing	Long-term	Construction, Operation	The proposed development is unlikely to result in significant shadowing on the vegetation to be retained outside of the Subject Land. Shadow Diagrams produced by EMKC ³ (2026) indicate that the proposed development will not cast significant shadow on the vegetation and artificial impoundment proposed to be retained beyond the development footprint such that its likelihood of survival is reduced (Figure 18).

Indirect impact (Describe impact, e.g. transport of weeds and pathogens from 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
(r) increased risk of building collision	Migratory Birds Southern Myotis Latham's Snipe Sharp-tailed Sandpiper Grey-headed Flying-fox White-bellied Sea Eagle Eastern Coastal Free-tailed Bat Large Bent-winged Bat Eastern False Pipistrelle Greater Broad-nosed Bat	Adjacent to Subject Land	Ongoing	Long-term	Construction, Operation	The warehouses proposed will be below 13m in height (EMKC ³ 2026) which may alter flyways and increase the chance of collision, particularly for those birds that utilise the artificial impoundment. Although, the buildings will not be tall enough to introduce an adverse novel or significant obstacle to this species and are unlikely to significantly increase mortality via building collisions.



Figure 18. Shadow diagrams for the proposed development produced by EMKC³ (2026)

8.3 Prescribed Impacts

This section of the report addresses impact mitigation measures for prescribed impacts.

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

Not applicable.

8.3.2 Human-made structures

The Subject Land contains some human-made structures detailed in **Table 32**.

Table 32. Residual prescribed impacts – impacts to human-made structures

Nature	Threatened fauna or flora protected fauna that are at risk	SAll entities at risk	Likelihood	Extent	Duration	Consequences
A shed is located in the north-west of the Subject Land.	Southern Myotis Ecosystem Credit Microbats	Nil	Moderate	These structures will be removed.	This impact will be permanent.	The removal of these structures will remove potential roosting for threatened microbats, though is unlikely to represent important breeding habitat.

8.3.3 Non-native vegetation

The Subject Land contains some non-native vegetation detailed in **Table 33**.

Table 33. Residual prescribed impacts – impacts to non-native vegetation

Nature	Threatened fauna or flora protected fauna that are at risk	SAll entities at risk	Likelihood	Extent	Duration	Consequences
The majority of the Subject Land is covered by pasture-improved grassland with a low VI score. The small portion of native vegetation surrounding the artificial impoundment within the Subject Land is also weed-infested.	Southern Myotis Ecosystem Credit Microbats Foraging threatened Raptors Latham's Snipe	Nil	Low	All of the Subject Land will be cleared, including the removal of 2.39 ha of pasture-improved grassland and 0.56 ha of native vegetation surrounding the artificial impoundment.	This impact will be permanent.	The grassland and the small area native vegetation surrounding the artificial impoundment offers minimal habitat value to threatened species including Southern Myotis, ecosystem credit microbats, the Latham's Snipe and threatened raptor species. The consequences of this clearing are unlikely to be significant.

8.3.4 Habitat connectivity

The proposed development may cause disturbance to birds using the artificial impoundment however, this is not expected to be significant (**Table 34**).

Table 34. Residual prescribed impacts – impacts to habitat connectivity

Nature	Threatened fauna or flora protected fauna that are at risk	SAIL entities at risk	Likelihood	Extent	Duration	Consequences
The Subject Property contains a network of terrestrial habitat connections associated with the large artificial impoundment and the stand of tall, remnant <i>Eucalyptus</i> spp. and <i>Angophora</i> spp. associated with the floodplain of Badgerys Creek. The majority of the Subject Land consists of pasture-improved grassland, along with a small area (0.56 ha) of native vegetation surrounding the artificial impoundment.	Southern Myotis Latham's Snipe All Ecosystem Credit Species	Nil	Low	Southern Myotis All Ecosystem Species Credits	This corridor contributes foraging habitat and a fly-way corridor, providing resource and genetic connectivity between bushland fragments and aquatic habitats across the landscape.	The proposed development will not significantly impact the terrestrial and aquatic habitat connections that exist within the Subject Property (Figure 9 ; Figure 10). The warehouses proposed will be below 13m in height (EMKC ³ 2026) which may moderately alter flyways and increase the chance of collision, particularly for those birds that utilise the artificial impoundment. However, the buildings will not be tall enough to introduce an adverse novel or significant obstacle to these species with similar artificial structures present on the adjacent property to the north, and are thus unlikely to significantly increase mortality via building collisions.

8.3.5 Waterbodies, water quality and hydrological processes

Residual prescribed impacts will affect the artificial impoundment that occurs in the centre of the Subject Property detailed in **Table 35**.

Table 35. Residual prescribed impacts – impacts to waterbodies, water quality and hydrological processes

Nature	Threatened fauna or flora protected fauna that are at risk	SAIL entities at risk	Likelihood	Extent	Duration	Consequences
A large artificial impoundment occurs in the centre of the Subject Property outside of	Southern Myotis Latham's Snipe Sharp-tailed Sandpiper	Nil	Moderate	The proposed development is likely to cause additional disturbance to the wildlife that utilise the artificial	This impact will be ongoing.	The proposed development may discourage the use of the artificial impoundment by native fauna. These impacts are being managed in

Nature	Threatened fauna or flora protected fauna that are at risk	SAIL entities at risk	Likelihood	Extent	Duration	Consequences
the Subject Land.	White-bellied Sea Eagle			impoundment, and may lead to increased sedimentation as a result of soil disturbance.		accordance with the Wildlife Hazard Assessment and Wildlife Management Plan, and Vegetation Management Plan produced for the proposed development (Land Eco 2026a; Land Eco 2026b) and are thus unlikely to be significant.

8.3.6 Wind turbine strikes

Not applicable.

8.3.7 Vehicle strikes

The proposed development will result in residual prescribed impacts from vehicle strikes (**Table 36**).

Table 36. Residual prescribed impacts - vehicle strikes

Threatened fauna or protected fauna that are part of a TEC that are at risk of vehicle strike	SAIL entity	Likelihood	Estimated vehicle strike rates	Consequences
Southern Myotis Latham's Snipe Sharp-tailed Sandpiper Grey-headed Flying-fox White-bellied Sea Eagle Eastern Coastal Free-tailed Bat Large Bent-winged Bat	No	Low	Nil	The proposed development will instate low speed-limits to operators utilising driveways and car parks. The threatened species impacted are fast-moving and are likely to fly over/around slow moving vehicles.

8.4 Mitigating residual impacts – management measures and implementation

The implementation of the recommended mitigation measures outlined in **Table 37** in accordance with the protocol outlined in **Table 38** will minimise the residual impacts of the proposed development.

Table 37. Summary of proposed mitigation and management measures for residual impacts (direct, indirect and prescribed)

Requirement	Mitigation measure
Document hazard assessment, management, and monitoring	Implement <i>Wildlife hazard assessment and wildlife management plan</i> (Land Eco 2026a).
Airport / pilot notification	Communicate with Western Sydney Airport before undertaking any actions that could displace birds from the site into the airspace of aircraft that are departing or arriving at the airport.
Engage with Airport Wildlife Management Committee if/when it is established	Liaise with planning authorities through the EIS process.
Avoid and minimise bird/bat attractants which provide food, water, shelter	Ensure any putrescible waste generated by the project is stored in waste receptacles with lids that cannot be opened by wildlife and is disposed of offsite at suitably licensed facilities.
	Induct all site workers of the hazards associated with bird and wildlife attraction.
	Ensure no littering by site personnel.
	Ensure all bins have lids and are not left open.
	Limit plantings to trees, shrubs and groundcovers that are less likely to attract hazardous wildlife (i.e. avoid flowering or fruiting trees that attract flying-foxes).
On-going strategy for bird/bat hazard reduction	Project, landscaping and operation will be designed and implemented to minimise potential for hazardous birds (e.g. ibis or cattle egret) establishing new roost colonies. Where colonies establish ecologists will be engaged to prepare a suitable eviction strategy.
Suitable bird/bat eviction methods	Engage an experienced ecologist to prepare a suitable bird/bat eviction strategy in the event the project attracts more birds/bats to the locality (i.e. roost colonies), or if the project is considered likely to disturb birds in a manner that could increase risk to Nancy Walton Airport.
Manage landscaping to reduce suitability for hazardous birds/bats	The vegetation will be managed in accordance with the Vegetation Management Plan (Land Eco 2026) to manage the landscape to reduce suitability for hazardous birds/bats
	The Landscape Plan will only recommend the planting of trees and shrubs in previously unvegetated areas with those species that have a lower 'wildlife attractiveness' rating. Refer to Appendix B of the DCP.
	Infill planting of wildlife attracting species into existing remnant woodland/forest areas is not considered likely to significantly exacerbate wildlife hazard issues.
Prevent access to waste by hazardous birds	All waste receptacles will be designed to reduce the accessibility of putrescible waste to scavenging birds such as Australian White Ibis and Australian Raven.
	Ensure any putrescible waste generated by the project is stored in waste receptacles with lids that cannot be opened by wildlife and is disposed of offsite at suitably licensed facilities.
	Enforce strict waste management and littering prevention.
Project planning	A vegetation management plan (VMP) will be prepared and implemented to detail on-going vegetation management, weed management and maintenance (Land Eco 2026b).
Project ecologist	Prior to construction, a qualified and experienced ecologist (>3 years of experience) with a minimum tertiary degree in science, conservation, biology, ecology, natural resource management, environmental science or environmental management will be engaged. The ecologist must be licensed with a current Department of Primary Industries Animal Research Authority permit and New South Wales Scientific License issued under the BC Act. The Ecologist must be a member of the NSW Ecological Consultants Association.

Requirement	Mitigation measure
	The ecologist will assist in identifying and assigning an appropriately skilled bushland restoration professional to implement vegetation planting/restoration within the eastern part of the site that is not being developed. The ecologist will undertake a pre-demolition check of the built structures to identify any sheltering bats such as Southern Myotis. If found the ecologist will document and safely relocate the bats prior to demolition of the structures.
Storage and stockpiling	Locate the construction site compound as well as all construction storage, stockpile and laydown areas within the project disturbance area i.e. away from any native vegetation that is planned to be retained. Ensure any soil imported from outside the site, if required, is free of weeds.
Tree Protection	All trees to be retained must be protected in accordance with <i>Australian Standard – Protection of Trees on Development Sites (AS – 4970 – 2025)</i>, which outlines that a Tree Protection Zone (TPZ) is the principal means of protecting trees on development sites. It is an area isolated from construction disturbance so that the tree remains viable. Works will be avoided within the TPZ of any trees located outside of the development site that require retention.
Hollow Replacement	As hollow-bearing stags are to be removed for the proposed development, all these hollows must be replaced. If possible, the hollows to be removed are to be carefully salvaged within the bushland to be retained within the Subject Property. Hollow salvage has a greater success in usage by fauna post installation then artificial nest boxes. However, if hollow salvage is not possible, each hollow should be replaced with a nest box at a 2:1 replacement ratio.
Erosion and Sedimentation	Appropriate erosion and sediment control must always be erected and maintained during construction in order to avoid the potential of incurring impacts on biodiversity values. At a minimum, such measures should comply with the relevant industry guidelines such as 'the Blue Book' (Landcom 2004).
Stormwater	Stormwater will be managed according to design plans (EMKC³ 2026). This will include the construction and operation of a OSD tank, Bioretention Basin and proposed stormwater drainage reticulation.
Mitigating effects of Light Spill	Lighting will be minimised to wherever it is required. Warm coloured LED street lighting is recommended to be used where possible. Diurnal timing of construction and operational activities will reduce impacts of light spill. External lighting will not be utilised at night wherever practical. As per the Landscape Plan (Geoscapes 2025) screen planting is recommended on between the development footprint edge and the retained habitat to minimise light spill. The screen planting is to be managed in accordance with IPA APZ requirements (Travers Bushfire Ecology 2025).
Mitigating effects of Construction and Operation Noise	Prior to any demolition or construction, the proponent will install noise barriers to reduce noise from construction. All construction noise will be limited to standard daylight working hours 6am-6pm Monday to Friday, 7am-1pm Saturday. No work on Sunday. As per the Landscape Plan (Geoscapes 2025) screen planting is recommended on between the development footprint edge and the retained habitat to minimise light spill. The screen planting is to be managed in accordance with IPA APZ requirements (Travers Bushfire Ecology 2025).
Mitigate risk of Building Collision	Migratory shorebirds rest and feed in NSW and other parts of Australia from September to March to prepare for their annual migrations to breeding grounds in the Arctic. The birds arrive in Australia's north around September then disperse across Australia, reaching the south-eastern such as NSW states by

Requirement	Mitigation measure
	October. In March, the shorebirds return to their staging areas. They form large flocks and feed almost around the clock to build energy reserves to head north (NSW DEH 2023; Commonwealth DCCEEW 2023). During migration periods for migratory birds, the windows of the buildings within the Subject Property are to be lit up during nighttime to minimise the risk of collision.
Fencing	Fencing should be installed surrounding the core habitat for the Latham's Snipe around the artificial impoundment to prevent unauthorised access and unnecessary disturbance. The fencing must be wildlife friendly strand fencing with star pickets (or similar) and have appropriate signage identifying the area as important habitat for migratory birds (see example in Plate 3). The fencing should be erected in consultation with the Project Ecologist a suitable distance from the artificial impoundment so as not to pose a hazard to low flying birds.



Plate 3. Example of appropriate fencing to be erected around the core habitat for the Latham's Snipe surrounding the artificial impoundment

Table 38. Implementation of the mitigation and management measures

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)
Document hazard assessment, management, and monitoring for Wildlife hazard assessment and wildlife management	Implement Wildlife hazard assessment and wildlife management plan (Land Eco 2026a).	See Wildlife hazard assessment and wildlife management plan (Land Eco 2026a).	See Wildlife hazard assessment and wildlife management plan (Land Eco 2026a).	See Wildlife hazard assessment and wildlife management plan (Land Eco 2026a).
Airport / pilot notification	Communicate with Western Sydney Airport before undertaking any actions that could displace birds from the site into the airspace of aircraft that are departing or arriving at the airport. Communication to be documented upon.	Communicated with Western Sydney Airport before undertaking any actions that could displace birds from the site into the airspace of aircraft that are departing or arriving at the airport. Communication with Western Sydney Airport documented.	See Wildlife hazard assessment and wildlife management plan (Land Eco 2026a).	See Wildlife hazard assessment and wildlife management plan (Land Eco 2026a).
Engage with Airport Wildlife Management Committee if/when it is established	Liaise with planning authorities through the EIS process.	Liaised with planning authorities through the EIS process.	N/A	N/A
Avoid and minimise bird/bat attractants which provide food, water, shelter	Ensure any putrescible waste generated by the project is stored in waste receptacles with lids that cannot be opened by wildlife and is disposed of offsite at suitably licensed facilities. Induct all site workers of the hazards associated with bird and wildlife attraction. Ensure no littering by site personnel. Ensure all bins have lids and are not left open. Limit plantings to trees, shrubs and groundcovers that are less likely to attract hazardous wildlife (i.e. avoid flowering or fruiting trees that attract flying-foxes).	Control measures implemented.	Control measures ineffective, resulting in disturbance to increase in bird/bat attractants which provide food, shelter and water.	Review controls and implement new measures under guidance of the Project Ecologist, Landscape Contractor and the Wildlife hazard assessment and wildlife management report (Land Eco 2026a).
On-going strategy for bird/bat hazard reduction	Project, landscaping and operation to be designed and implemented to minimise potential for hazardous birds (e.g. ibis or cattle egret) establishing new roost	Ongoing Bird/bat mitigation strategy implemented. Project Ecologist is engaged if hazardous colonies have established, and a suitable eviction strategy has been	Control measures ineffective, resulting in establishment/increase of hazardous bird and bat colonies.	Review controls and implement new measures under guidance of the Project Ecologist, Landscape Contractor and the Wildlife hazard assessment and wildlife

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)
	colonies. Where colonies establish ecologists will need to be engaged to prepare a suitable eviction strategy.	prepared and implemented.		management report (Land Eco 2026a).
Suitable bird/bat eviction methods	Project Ecologist to be engaged by proponent to prepare a suitable bird/bat eviction strategy in the event the project attracts more birds/bats to the locality (i.e. roost colonies), or if the project is considered likely to disturb birds in a manner that could increase risk to Nancy Walton Airport.	Assigned Ecologist to prepare Wildlife hazard assessment and wildlife management report (Land Eco 2026a). Project Ecologist consulted if a further suitable bird/bat eviction strategy is required in the event the project attracts more birds/bats to the locality (i.e. roost colonies).	Control measures ineffective, resulting in the project attracting more birds/bats to the locality.	Review controls and implement new measures under guidance of the Project Ecologist, Landscape Contractor and the Wildlife hazard assessment and wildlife management report (Land Eco 2026a).
Manage landscaping to reduce suitability for hazardous bird/bats	Any areas of exotic dominated grassland to be slashed and managed in a way that is less attractive to birds. The Landscape Plan to only recommend the planting of trees and shrubs in previously unvegetated areas with those species that have a lower 'wildlife attractiveness' rating. Refer to Appendix B of the DCP.	Control measures implemented.	Control measures ineffective, resulting in increased attractants to birds/bats.	Review controls and implement new measures under guidance of the Project Ecologist, Landscape Contractor and the Wildlife hazard assessment and wildlife management report (Land Eco 2026a) to adequately mitigate impacts.
Prevent access to waste by hazardous birds	All waste receptacles to be designed to reduce the accessibility of putrescible waste to scavenging birds such as Australian White Ibis and Australian Raven. Ensure any putrescible waste generated by the project is stored in waste receptacles with lids that cannot be opened by wildlife and is disposed of offsite at suitably licensed facilities. Enforce strict waste management and littering prevention.	Control measures implemented.	Control measures ineffective, resulting in increased attractants to birds/bats.	Review controls and implement new measures under guidance of the Project Ecologist, Construction Contractor and the Wildlife hazard assessment and wildlife management report (Land Eco 2026a) to adequately mitigate impacts.

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)
Project Planning	Vegetation management plan (VMP) to be prepared by a Project Ecologist and implemented to detail on-going vegetation management, weed management and maintenance (Land Eco 2026b).	See VMP (Land Eco 2026b)	See VMP (Land Eco 2026b)	See VMP (Land Eco 2026b)
Assigning a Project Ecologist	Project Ecologist to be engaged by proponent. Ecologist to conduct a pre-clearing survey for any sensitive fauna, breeding fauna, or threatened species in the Subject Property. No less than 48 hours prior to clearing commencing.	Assigned Project Ecologist to prepare an 'Ecologist Pre-clearing Report' to detail findings of the pre-clearing survey.	If a tree hollow, or nesting, sensitive, or threatened fauna or flora is found, the Ecologist will prepare a strategy to maximise likelihood of safe relocation.	Relocate sensitive fauna, or threatened entity. If a tree hollow is found, instruct an Arborist to carefully remove the hollow sections of the tree and prepare excised hollows for re-install within the Subject Land or Property.
Tree Protection	Project Arborist (Tree Survey 2024) to be engaged by proponent. Tree protection fencing to be installed around any trees and other native vegetation to prevent such trees/vegetation being impacted by the proposed excavation or construction.	Project Arborist to supervise the installation of tree protection fencing. Arborist to provide letter with photographic evidence to confirm appropriate controls have been installed.	If any trees that have not been approved for clearing are accidentally cleared/harmed, or excavation works occur within the 'drip zones' or structural root zones of trees that are to be retained on the Subject Property or neighbours property.	Stop works immediately. Qualified Consulting Arborist must be present to supervise any excavation works and provide advice to ensure such works do not harm trees on adjacent properties. The Project Ecologist will work with the Arborist to restore the vegetation cleared.
Salvage of Hollows and Woody Debris	To be documented and confirmed by Project Ecologist.	All hollows and the course woody debris from the stags (felled tree trunks, not branches or root balls) to be salvaged and relocated to a suitable position within the Subject Property or public reserve as identified by Council, under the supervision of the Project Ecologist.	If Council cannot identify a suitable location to donate coarse woody debris too, contact Local Land Services or NSW Fisheries and see if they have a restoration project that may use the debris. If hollow salvage is not possible, each hollow should be replaced with a nest box.	Find a suitable recipient site for receipt of the hollows and coarse woody debris (e.g. felled tree trunks). Contact Council, NSW Fisheries or Local Land Services to determine a suitable recipient of the logs so they can continue to provide habitat for fauna.
Vegetation Management Plan	See VMP (Land Eco 2026b)	See VMP (Land Eco 2026b)	See VMP (Land Eco 2026b)	See VMP (Land Eco 2026b)
Erosion and Sedimentation	Appropriate Erosion and Sedimentation Controls informed by the Blue Book	Minimum industry standards enforced prior to and during	If controls are not properly installed, or fail.	Engage Earthworks Contractor, Civil or Environmental Engineer to install appropriate

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)
	(Landcom 2004) to be included in a Construction Environmental Management Plan (CEMP) commissioned by the proponent.	earthworks, clearing and construction.		controls within 24 hours of the breach.
Storage and Stockpiling (Soil and Materials)	All storage and stockpiling of construction resources must be in appropriate laydown areas away from the dripline of trees that will be retained. Ensure tree and vegetation protection fencing is installed around trees /vegetation that must be protected outside the development footprint.	No inadvertent impacts (harm) to trees, habitat or other vegetation.	Inadvertent impacts (e.g. accidental felling of trees or vegetation not approved for clearing) occur to adjacent vegetation as a result of improper management of construction materials.	Review controls and implement new measures. Restore the vegetation impacted under the guidance of the Project Ecologist.
Stormwater Management	Stormwater will be managed according to design plans (EMKC ³ 2026). This is to include the construction and operation of a OSD tank, Bioretention Basin and proposed stormwater drainage reticulation.	Stormwater will be managed according to design plans (EMKC ³ 2026).	Inadvertent impacts from stormwater overflow occur to adjacent vegetation as a result of improper management of stormwater.	Review controls and implement new measures. Restore the vegetation impacted under the guidance of the Project Ecologist.
Mitigating effects of Light Spill	Warm coloured LED street lighting to be used where possible. Restrict construction and operation to daylight hours. As per the Landscape Plan (Geoscapes 2025) screen planting is recommended on between the development footprint edge and the retained habitat to minimise light spill. The screen planting is to be managed in accordance with IPA APZ requirements (Travers Bushfire Ecology 2025).	Control measures implemented.	Control measures ineffective, resulting in disturbance to protected flora or fauna, or disturbance to nearby landholders.	Review controls and implement new measures under guidance of Construction Contractor to adequately mitigate impacts.
Mitigating effects of Construction and Operation Noise	Restrict construction to daylight hours. Manage dust, erosion and runoff in accordance with the provisions of 'The Blue	Control measures implemented.	Control measures ineffective, resulting in disturbance to protected flora or fauna, or disturbance to nearby landholders.	Review controls and implement new measures under guidance of Construction Contractor

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)
	Book' (Landcom 2004). Limit the unnecessary use of flood lighting. As per the Landscape Plan (Geoscapes 2025) screen planting is recommended on between the development footprint edge and the retained habitat to minimise light spill. The screen planting is to be managed in accordance with IPA APZ requirements (Travers Bushfire Ecology 2025).			to adequately mitigate impacts.
Mitigating risk of Building Collision	During migration periods for migratory birds between September to March, the windows of the buildings within the Subject Property are to be lit up during nighttime to minimise the risk of collision.	Control measures implemented.	Control measures ineffective, resulting in a high occurrence of building collision.	Review controls and implement new measures under guidance of Construction Contractor and Project Ecologist to adequately mitigate impacts.

8.5 Adaptive management strategy for uncertain impacts

Two hollow-bearing stags will be removed from the Subject Land (**Appendix D**), providing suitable roosting habitat to threatened microbats including the Southern Myotis. The precise number of hollows in these dead trees will be determined by an Ecologist at the clearing stage.

For each nest hollow removed, two equivalent sized hollow (e.g. marine plywood nestbox) will be installed to replace the habitat removed (2:1 replacement ratio).

It is possible that the farm buildings may house Southern Myotis. An Ecologist should be brought on site to check the buildings for bats prior to demolition. An Ecologist is to be made available during demolition to capture and relocate any microbats that are displaced during this work.

9. Serious and Irreversible Impacts

9.1 Assessment for serious and irreversible impacts on biodiversity values

There are no entities at risk of SAI from the proposed development (**Table 39**).

Table 39. Entities at risk of SAI

Common name	Scientific name	Reason for inclusion in assessment
N/A	N/A	N/A

10. Impact Summary

10.1 Determine an offset requirement for impacts

10.1.1 Impacts on Native Vegetation and Threatened Ecological Communities

Impacts to native vegetation as a result of the proposed development that do not require offsetting are detailed in **Table 40**.

Impacts to native vegetation as a result of the proposed development that do require offsetting are detailed in **Table 41**.

Table 40. Impacts that do not require offset - ecosystem credits

Vegetation zone	PCT name	TEC	Impact area (ha)	TEC association	Entity at risk of an SAI?	Current VI score
Derived Pasture	PCT 4025	-	2.4	N/A (listed as 'River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions' though this vegetation does not qualify under the final determination (NSW Threatened Species Scientific Committee 2004;2011a))	No	6

Table 41. 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
Degraded	PCT 3962: Coastal Floodplain Phragmites Reedland	N/A	0.56	46.3	0	-46.3	2	13
Total credits								13

10.1.2 Impacts on Threatened Species and their Habitat (Species Credits)

Impacts to threatened species as a result of the proposed development that require offsetting are detailed in **Table 42**.

Table 42. 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
Southern Myotis	<i>Myotis macropus</i>	Vulnerable	-	PCT 3962: 0.56 PCT 4025: 2.4	2	20
Total credits						20

10.1.3 Indirect and prescribed impacts

Proposed offsets for the residual indirect and prescribed impacts as a result of the proposed development are summarised in **Table 43**.

Table 43. Summary of proposed offsets for residual indirect and prescribed impacts

Residual indirect or prescribed impact (identified after mitigation)	Proposed offset (additional biodiversity credit requirement and/or other conservation measures)
N/A	N/A

10.2 Impacts that do not need further assessment

Impacts that do not need further assessment for ecosystem credits are detailed in **Table 44**.

Table 44. Impacts that do not need further assessment for ecosystem credits

Impact	Location within Subject Land	Justification why no further assessment is required
Clearing of 'PCT 4025: Derived Pasture' from the Subject Land	Covering 2.39 ha of the Subject Land (Figure 13)	This vegetation does not meet the minimum VI score threshold to generate ecosystem credits.

11. Biodiversity Credit Report

11.1 Ecosystem credits

In accordance with section 9.2.1 of the BAM (DPIE 2020a) the assessor must determine an offset for all impacts of proposals on PCTs that are associated with a vegetation zone that has a vegetation integrity score of:

- a. ≥ 15 , where the PCT is representative of an EEC or a CEEC
- b. ≥ 17 , where the PCT is associated with threatened species habitat (as represented by ecosystem credits) or represents a vulnerable ecological community
- c. ≥ 20 , where the PCT does not represent a TEC and is not associated with threatened species habitat.

One (1) ecosystem credit requires retirement for the proposed development (**Table 45**).

Table 45. Ecosystem credits class and matching credit profile

Credits to Retire	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)
13	3962: Coastal Floodplain Phragmites Reedland	Coastal Freshwater Lagoons This includes PCT's: 3962, 3963, 3964,	N/A	N/A	Coastal Freshwater Lagoons - $\geq 70\%$ - $<90\%$ cleared group (including Tier 2 or higher threat status).	No	Cumberland , Burragorang, Pittwater, Sydney Cataract, Wollemi and Yengo. or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.

Credits to Retire	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)
		3965, 3966, 3967, 3971, 3972, 3975, 3976					

11.2 Species credits

In accordance with section 9.2.2 of the BAM (DPIE 2020a):

1. The assessor must determine an offset for the impacts of proposals on the habitat of threatened species assessed for ecosystem credits and associated with a PCT in a vegetation zone with a vegetation integrity score of ≥ 17 .
2. The assessor must determine an offset for the impacts of proposals on threatened species that require species credits, identified in accordance with Chapter 5 of the BAM (DPIE 2020a).
3. The method for determining offset requirements for impacts on threatened species and threatened species habitat is described in Chapter 10 of the BAM (DPIE 2020a).
4. An offset requirement can be proposed for a prescribed impact in accordance with Section 8.6 of the BAM (DPIE 2020a).

One threatened species credit species Southern Myotis were recorded foraging in the Subject Land. One species credit requires retirement for the proposed development (**Table 46**).

Table 46. Species credit class and matching credit profile

Credits to Retire	Attributes shared with matching credits				
	Name of threatened species	Kingdom	BC Act status	EPBC Act status	IBRA region
20	Southern Myotis	Fauna	Vulnerable	-	Any in NSW

12. Other Relevant Legislation, Plans & Policies Requiring Address

12.1 Western Sydney Aerotropolis Development Control Plan 2022

The Subject Property is located in the Badgerys Creek precinct and is therefore subject to the planning provisions of the Western Sydney Aerotropolis DCP. This section details Environmental Development Controls relevant to the terrestrial biodiversity associated within the Subject Property and surrounds (**Table 47**).

Table 47. Development Controls relevant to the terrestrial biodiversity associated with the Subject Property and surrounds

Development Control Plan Reference	Objectives	Application	Suitable Action and Compliance
2.3.1 Waterway Health and Riparian Corridors	<i>protect and restore native and riparian vegetation to improve the connectivity, ecological condition, and function of ecosystems</i> <i>ensure that development does not adversely affect aquatic fauna</i> <i>effectively manage indirect and ongoing impacts of development adjacent to waterways to ensure vegetation in the riparian area, aquatic fauna, water quality and quantity is protected and maintained</i> <i>reinstate more natural conditions in highly modified waterways and riparian land while not increasing flood risk</i>	An artificial impoundment occurs adjacent to the Subject Land. South Creek runs along the eastern boundary of the Subject Property. The vegetation in the riparian zone is disturbed and weed infested which has caused degradation and sedimentation of the watercourse. A first order tributary to South Creek shown approximately 10 m north of the Subject Land on land owned by ANL (Department of Customer Service Spatial Information eXchange). This hydroline may represent a paleochannel that feeds the existing dam. From a site visit this watercourse has no defined pathway through the remainder of the Subject Property towards the eastern boundary. Instead, the surface water flow appears to follow an engineered channel on the ANL side of the fence. Wianamatta-South Creek occurs along the eastern boundary of the Subject Property outside of the Subject Land (NSW Spatial Services 2024).	The proposed development has been designed to retain native vegetation and riparian corridors within the Subject Property in compliance with the Western Sydney Aerotropolis DCP through the implementation of a VMP (Land Eco 2026b). Weeds along the watercourses and riparian area will be removed and replaced with appropriate native planting. The proposed development has been designed to retain areas of the Proteaceae shrubs for the Eastern Pygmy Possum (<i>Cercartetus nanus</i>) along or adjacent to riparian areas to improve and maintain habitat connectivity. An on-site detention (OSD) basin will be establish in the Subject Land to collect additional stormwater that comes as a result of the proposed development (EMKC³ 2026). This will aid in protecting the waterway and riparian vegetation from excess stormwater damage.
2.4.1 Deep Soil and Tree Canopy	<i>Provision of de-compacted deep soil zones to provide sufficient space for sustainable tree growth to increase the canopy cover across the Aerotropolis.</i>	The proposed development will involve landscaping such as tree plantings.	The proposed industrial site will require a minimum tree canopy of 25% of the site area and a minimum deep soil area of 15%. For every 400m² of site area or part thereof, at least two medium trees or one large tree is to be planted in the deep soil area. Medium trees are trees with a canopy

Development Control Plan Reference	Objectives	Application	Suitable Action and Compliance
			spread of 8 metres or greater. Large trees are defined as trees with a canopy spread of 12 metres or greater. To restore tree canopy within the Subject Property, the VMP (Land Eco 2026b) details that within the remnant Riverflat Forest vegetation at the eastern boundary of the Subject Property advanced tree stocks are to be planted at a ratio of one plant per ~50m².
2.4.2 Protection of Biodiversity	- Ensure consistency with the requirements of the relevant biodiversity certification for the subject land where applicable. Ensure construction and operational works avoid and minimise impacts to native vegetation and ecological communities. - Retain and protect native vegetation areas, particularly those with Aboriginal cultural value, and provide for areas with a size and configuration that will allow for the survival and improvement of the native vegetation communities. - Implement the Sydney Region Growth Centres Biodiversity Certification Order where applicable. - Implement the Cumberland Plain Conservation Plan (CPCP) where applicable. - Manage fire risk by regimes that protect biodiversity and habitats in the long term.	The Subject Property contains areas of native vegetation and threatened species habitat.	Weeds of National Significance that have been identified to occur on the Subject Property, must be managed in accordance with their biosecurity duty outlined by NSW Weed Wise (NSW DPI 2026a). Pests are to be managed to reduce threats to biodiversity. The vegetation within the Subject Property will be managed as per the VMP (Land Eco 2026b). Light spill will be reduced into the retained land, with mitigation strategies such as restriction on lighting hours, and warm coloured LED street lighting to be used where possible. Speed limits will be enforced on all driveways to prevent harm to native wildlife. Construction and operational works will avoid and minimise impacts to native vegetation and ecological communities (Table 37). The landscaping proposed (Geoscapes 2025) will be designed to not create barriers to the movement of fauna along and within wildlife corridors. An Ecologist is to be contracted to perform pre-clearing/clearing surveys to protect fauna from potential construction hazards during pre-construction and construction.
2.4.3 Protection of Trees and Vegetation	Conserve and manage existing vegetation and contribute to the increase of habitat and tree	The proposed development will result in the removal of vegetation including trees.	This control aims to conserve and manage existing vegetation and contribute to the increase of habitat and tree canopy cover within the Aerotropolis. The control only

Development Control Plan Reference	Objectives	Application	Suitable Action and Compliance
	canopy cover within the Aerotropolis. - Retain and preserve significant trees and other vegetation to contribute to the Western City Parkland vision, vegetated ridgelines, and urban cooling and to mitigate effects of climate change. - Protect and enhance native vegetation communities, threatened ecological communities, significant tree habitat and canopy, while appropriately mitigating risks from natural hazards. - Mitigate impacts of development and associated works on threatened ecological communities to improve and enhance ecological condition over the long term. - Prioritise development on land clear of vegetation and avoid locating development on steep and densely vegetated land. Where site conditions require it, adopt the use of underground engineered tree pits to harvest rainwater and provide sufficient space for the development of tree roots and avoid conflict with surrounding infrastructure.		applies to land not subject to an existing biodiversity certification approval which applies to 2.95 ha of land within the Subject Land. In accordance with this control, native vegetation removal across the Subject Property has been limited to the minimum required. The proposed development will incorporate significant tree planting in accordance with the Landscape Plan (Geoscapes 2025) and VMP (Land Eco 2026b). The removal of hollow-bearing stags is recommended to be replaced with nesting boxes.
2.4.4 On Lot and Streetscape Landscaping and Preferred Plant Species	- Enhance the streetscape and promote a scale and density of planting that softens the visual impact of buildings. - Provide a mix of canopy trees, shrubs, and groundcover to	The proposed development will alter the current landscaping of the Subject Property.	Plant species used in landscaping within the Subject Property will be in accordance with the controls identified for the Aerotropolis (Geoscapes 2025). The Landscape Plan incorporates a mix of canopy trees, shrubs and groundcover (Geoscapes 2025).

Development Control Plan Reference	Objectives	Application	Suitable Action and Compliance
	manage effects of urban heat and support environmentally sensitive design. Landscaping and green (vegetation) assets are effectively managed, maintained and consistent with airport safeguarding requirements.		
2.5.5 Erosion and Sediment Control	- Protect the health of Wianamatta-South Creek and its tributaries from construction and building runoff and meet the performance criteria for ambient water quality objectives. - Encourage vegetation retention, protect vegetation during construction and operation, and facilitate prompt rehabilitation through revegetation strategies. - Minimise site disturbance during construction, reduce the amount of erosion, and stabilise construction works as quickly as possible following completion.	The proposed development will require earthworks that has the potential to impact environmental features of the surrounding land.	The proposed development has been designed to avoid adverse impacts from the earthworks upon the vegetation and watercourse. At a minimum the industry guidelines outline in the 'Blue Book' (Landcom 2004) will be followed to minimise indirect impacts of erosion.
2.10.3 Wildlife Hazards	Safeguard the Airport from incompatible development that could compromise safe operations.	The proposed development involves revegetation and landscaping nearby the Airport.	A Wildlife Hazard Report provided by Land Eco (2026b) addresses how the proposed development and landscaping minimises the attraction of wildlife to the nearby Airport to safeguard the Airport.

12.2 Western Sydney Aerotropolis Precinct Plan 2023

The Subject Property is located in the Badgerys Creek precinct and is therefore subject to the planning provisions of the Western Sydney Aerotropolis Precinct Plan 2023. This section details Environmental Development Controls relevant to the terrestrial biodiversity associated within the Subject Property and surrounds (**Table 48**).

Table 48. The Precinct Plan controls relevant to the terrestrial biodiversity associated with the Subject Property and surrounds

The Precinct Plan Reference	Relevant Requirements and/or Objectives	Application	Suitable Action and Compliance
4.5.1 Total water cycle management	- Protect, maintain and/or restore waterways, riparian corridors, water bodies and other water dependent ecosystems. - Provide a landscape-led approach to integrated stormwater management and water sensitive urban design. - Establish a network of multifunctional stormwater assets that support stormwater management and contribute to broader objectives for waterway health, biodiversity, urban greening and cooling, recreation and amenity. - The multifunctional detention basins are to be designed in accordance with the regional stormwater management strategy and recycled water network developed by the relevant stormwater authority.	The proposed development will require stormwater management.	The proposed development has been designed to maintain waterways, riparian corridors, water bodies and other water dependent ecosystems through the use of stormwater management. This will include the construction and operation of a OSD tank, Bioretention Basin and proposed stormwater drainage reticulation (EMKC³ 2026). At a minimum the industry guidelines outline in the 'Blue Blook' (Landcom 2004) will be followed to manage stormwater during construction.
4.5.2 Riparian corridors	- Protect, restore and maintain vegetated riparian zones adjacent to creeks and other water bodies in accordance with the Water Management Act and related Guidelines. - Manage impacts of development on waterways to achieve and maintain established waterway health targets. - Enable people to have safe contact with water in the landscape for recreation and access to urban cooling. - Waterways and riparian corridors of Strahler Order 2 and higher are to be retained and rehabilitated to a natural state (unless minor realignment can be justified), in accordance with	An artificial impoundment occurs adjacent to the Subject Land. South Creek runs along the eastern boundary of the Subject Property. The vegetation in the riparian zone is disturbed and weed infested which has caused degradation and sedimentation of the watercourse. A first order tributary to South Creek shown approximately 10 m north of the Subject Land on land owned by ANL (Department of Customer Service Spatial Information eXchange). This hydroline may represent a paleochannel that feeds the existing dam. This watercourse has no defined pathway through	As Wianamatta-South Creek is a second Strahler Order or greater, it is to be retained and rehabilitated to a natural state, in accordance with the requirements of the Guidelines for Riparian Corridors on Waterfront Land published by the Department of Primary Industries (Office of Water), or other relevant guidelines adopted and in operation at the time. The riparian corridor along the eastern boundary associated with Wianamatta-South Creek is to be retained and rehabilitated to a natural state with the VMP (Land Eco 2026b). This will include plantings and weed control. The proposed development is to not contain paths, passive recreation facilities and other amenities in the inner 50% of the riparian zones subject to the appropriate consideration of flood impacts and safety (Figure 9).

The Precinct Plan Reference	Relevant Requirements and/or Objectives	Application	Suitable Action and Compliance
	the requirements of the <i>Guidelines for Riparian Corridors on Waterfront Land</i> published by the Department of Primary Industries (Office of Water), or other relevant guidelines adopted and in operation at the time The outer 50% of the Riparian Zone, as defined by the <i>Guidelines for Riparian Corridors on Waterfront Land</i> may contain paths, passive recreation facilities and other amenities subject to the appropriate consideration of flood impacts and safety.	the remainder of the Subject Property towards the eastern boundary. Instead, the surface water flow appears to follow an engineered channel on the ANL side of the fence. Wianamatta-South Creek occurs along the eastern boundary of the Subject Property outside of the Subject Land (NSW Spatial Services 2024).	
4.5.3 Public domain and canopy cover	- Achieve an interconnected and accessible network of open space that meet the recreational and amenity needs of residents and workers. - Achieve the targets in the Region Plan of 40% tree canopy cover across the Aerotropolis by 2036. - Use the green and blue framework to form connected networks of open space. - Provide equitable access to open space for people living or working in the Aerotropolis. The design of streets and other public places contributes to management of urban heat and provides for the comfort and amenity of residents and workers.	The proposed development will alter the canopy cover and landscape of the Subject Land.	The Landscape Plan for the proposed development will contribute to native canopy cover to assist in maintaining the natural ecology of the Cumberland Plain (Geoscapes 2025). To restore tree canopy within the Subject Property the VMP (Land Eco 2026b) details that within the remnant Riverflat Forest vegetation at the eastern boundary of the Subject Property advanced tree stocks are to be planted at a ratio of one plant per ~50m². Construction and operational works will avoid and minimise impacts to areas of biodiversity values within the Subject Property (Table 36).
4.5.4 Biodiversity and vegetation corridors	- Achieve the objectives of, and implement, the Cumberland Plain Conservation Plan. Achieve the vision of a Western Parkland City and maintain Wianamatta-South Creek Corridor as a regionally significant ecological corridor. - Protect areas of high biodiversity value including watercourses and riparian zones, Existing Native Vegetation and remnant vegetation and habitat of the Cumberland Plain. - Increase and improve landscape connectivity through conservation and restoration of native vegetation to enable plant and animal communities to survive in the long term.	The Subject Property contains areas of high biodiversity value and vegetation corridors. The precinct plan shows 'High Biodiversity Value Area (Existing Native Vegetation)' in the Subject Property. However, this is located to the east of the 'Subject Land' along Wianamatta-South Creek and will not be directly adversely impacted by the proposed development.	Existing native vegetation under the Cumberland Plain Conservation Plan will be protected as required by the Aerotropolis SEPP through the implementation of the VMP (Land Eco 2026b). This includes weed removal and enhancement planting. The revegetation and landscaping associated with the proposed development (Geoscapes 2025) and the VMP (Land Eco 2026b) is designed and managed to for future climatic conditions and include climate ready species such as drought tolerant species. If possible, the proposed development is recommended to reuse native plants and topsoil from development sites that

The Precinct Plan Reference	Relevant Requirements and/or Objectives	Application	Suitable Action and Compliance
	- Support long-term viability and ecological connectivity by ensuring development does not encroach on protected land and any ecological restoration program selects species that are resilient to a changing climate. - Development applications are to demonstrate: - reuse of native plants (including but not limited to seed collection) and top soil from development sites that contain known or potential native seed bank. Appropriate uses may include, but are not limited to, application in re-vegetation or restoration works and landscaping in the precincts - the relocation of native animals from development sites, prior to development commencing.		contain known or potential native seed bank for re-vegetation or restoration, and landscaping. Native animals from within the development site must be relocated prior to clearing or earthworks taking place. This can be undertaken through pre-clearing and clearing supervision by an experienced Ecologist as recommended in Table 27.

12.3 Matters of National Environmental Significance

The proposed development is unlikely to result in significant impacts on any MNES identified within or adjacent to the Subject Property. No Grey-headed Flying-fox foraging or breeding habitat will be directly affected, therefore impacts to this species are expected to be non-significant. A stand of *River-Flat Eucalypt Forest on Coastal Floodplains of southern New South Wales and eastern Victoria* CEEC occurs to the east of the Subject Property but lies outside the proposal area. While indirect impacts may occur, these are not anticipated to be significant.

Latham's Snipe and Sharp-tailed Sandpiper were recorded within the artificial impoundment east of the Subject Land, and the adjacent vegetation. The artificial impoundment constitutes internationally important habitat for Latham's Snipe, as it was found to support more than 18 individuals observed during a single survey (a maximum of 20 individuals were observed on one night in 2026). The habitat does not meet the criteria for important habitat for the Sharp-tailed Sandpiper, with only two individuals recorded (below the 0.1% population threshold for the East-Australasian Flyway). As the majority of wetland habitat supporting foraging by these species will be retained and protected, impacts to both migratory shorebird species are expected to be non-significant. While some indirect impacts may occur, these are unlikely to affect the viability of local populations.

Despite important habitat for the Latham's Snipe occurring within the Subject Property, the core habitat where the vast majority of Latham's Snipes were observed will be retained and protected through the mitigation measures in **Table 37**. As a result, no significant impact is expected and a referral to the Commonwealth is not deemed necessary for this proposal.

While it is not expected that this project will constitute a significant impact to any MNES, the proponent may choose to precautionarily undertake a referral to the Commonwealth to confirm that the proposal is not a controlled action under the EPBC Act.

12.4 State Environmental Planning Policy (Biodiversity and Conservation)

12.4.1 Chapter 4: Koala Habitat Protection

The Subject Land is not considered 'core koala habitat' as it is not considered as highly suitable habitat and koalas are not recorded present or recorded within the previous 18 years. There are no koala records in the locality and no feed trees present within the Subject Land.

12.4.2 Chapter 2: Vegetation in Non-Rural Areas

All clearing of vegetation (native and non-native) including dying or dead vegetation that is required as habitat of native animals (ie. hollow-bearing stags) (**Appendix D**) requires a permit granted by the local council (Liverpool City Council).

12.5 State Environmental Planning Policy (Resilience and Hazards) 2021

The *State Environmental Planning Policy (Resilience and Hazards) 2021* applies to land within the 'Coastal Environment Area' and aims to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objectives of the *Coastal Management Act 2016*.

The Subject Land is not located within the mapped 'Coastal Environment Area' and within the mapped 'Coastal Use Area' therefore the SSDA does not need to address the provisions of the SEPP.

The Subject Land is not located within any mapped Littoral Rainforest, Coastal Wetlands or mapped areas in proximity to such.

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14. Appendices

Appendix 1. Fauna recorded in Subject Property by Land Eco Consulting (2025/2026)

Appendix 2. Matters of National Environmental Significance

Appendix 3. BAM VIS Field Survey Forms (copied from electronic data sheet)

Appendix 4. Habitat Features Recorded on the Subject Property

Appendix 5. Southern Myotis Species Polygon

Appendix 6. Email Correspondence with BOS Help Desk (22/02/2025)

Appendix 7. Biodiversity Credit Reports from Biodiversity Assessment Method Calculator

Appendix 1. Fauna recorded in Subject Property by Land Eco Consulting (2025/2026)

Class	Scientific Name	Common Name	NSW Status
Amphibia	<i>Crinia signifera</i>	Common Eastern Froglet	Protected
Amphibia	<i>Limnodynastes peronii</i>	Striped Marsh Frog	Protected
Amphibia	<i>Limnodynastes tasmaniensis</i>	Spotted Marsh Frog	Protected
Amphibia	<i>Litoria fallax</i>	Eastern Dwarf Tree Frog	Protected
Amphibia	<i>Litoria peronii</i>	Peron's Tree Frog	Protected
Amphibia	<i>Uperoleia laevis</i>	Smooth Toadlet	Protected
Aves	<i>Acridotheres tristis</i>	Common Myna	Exotic
Aves	<i>Acrocephalus australis</i>	Australian Reed Warbler	Protected
Aves	<i>Anas castanea</i>	Chestnut Teal	Protected
Aves	<i>Anas gracilis</i>	Grey Teal	Protected
Aves	<i>Anas rhynchos</i>	Australasian Shoveler	Protected
Aves	<i>Anas superciliosa</i>	Pacific Black Duck	Protected
Aves	<i>Anthus novaeseelandiae</i>	Australian Pipit	Protected
Aves	<i>Aythya australis</i>	Hardhead	Protected
Aves	<i>Bubulcus ibis</i>	Cattle Egret	Protected
Aves	<i>Cacatua sanguinea</i>	Little Corella	Protected
Aves	<i>Chenonetta jubata</i>	Australian Wood Duck	Protected
Aves	<i>Cisticola exilis</i>	Golden-headed Cisticola	Protected
Aves	<i>Columba livia</i>	Rock Dove	Exotic
Aves	<i>Corvus coronoides</i>	Australian Raven	Protected
Aves	<i>Egretta novaehollandiae</i>	White-faced Heron	Protected
Aves	<i>Elanus axillaris</i>	Black-shouldered Kite	Protected
Aves	<i>Elseornis melanops</i>	Black-fronted Dotterel	Protected
Aves	<i>Eolophus roseicapillus</i>	Galah	Protected
Aves	<i>Falco cenchroides</i>	Nankeen Kestrel	Protected
Aves	<i>Fulica atra</i>	Eurasian Coot	Protected
Aves	<i>Gallinago hardwickii</i>	Latham's Snipe	Vulnerable (BC Act, EPBC Act), Migratory
Aves	<i>Gallinula tenebrosa</i>	Dusky Moorhen	Protected
Aves	<i>Gallirallus philippensis</i>	Buff-banded Rail	
Aves	<i>Grallina cyanoleuca</i>	Magpie-lark	Protected
Aves	<i>Gymnorhina tibicen</i>	Australian Magpie	Protected
Aves	<i>Haliaeetus leucogaster</i>	White-bellied Sea Eagle	Vulnerable (BC Act)
Aves	<i>Himantopus leucocephalus</i>	Pied Stilt	Protected
Aves	<i>Hirundo neoxena</i>	Welcome Swallow	Protected
Aves	<i>Malacorhynchus membranaceus</i>	Pink-eared Duck	Protected
Aves	<i>Malurus cyaneus</i>	Superb fairywren	Protected
Aves	<i>Manorina melanoccephala</i>	Noisy Miner	Protected Key Threatening Process
Aves	<i>Nycticorax caledonicus</i>	Nankeen Night Heron	Protected
Aves	<i>Ocyphaps lophotes</i>	Crested Pigeon	Protected
Aves	<i>Passer domesticus</i>	House Sparrow	Exotic

Class	Scientific Name	Common Name	NSW Status
Aves	<i>Pelecanus conspicillatus</i>	Australian Pelican	Protected
Aves	<i>Petrochelidon ariel</i>	Fairy Martin	Protected
Aves	<i>Phalacrocorax sulcirostris</i>	Little Black Cormorant	Protected
Aves	<i>Platalea flavipes</i>	Yellow-billed Spoonbill	Protected
Aves	<i>Platalea regia</i>	Royal Spoonbill	Protected
Aves	<i>Poliiocephalus poliocephalus</i>	Hoary-headed Grebe	Protected
Aves	<i>Porphyrio melanotus</i>	Purple Swamphen	Protected
Aves	<i>Porzana fluminea</i>	Australian Crake	Protected
Aves	<i>Porzana pusilla</i>	Baillon's crake	Protected
Aves	<i>Rhipidura leucophrys</i>	Willie Wagtail	Protected
Aves	<i>Scythrops novaehollandiae</i>	Channel-billed Cuckoo	Protected
Aves	<i>Spilopelia chinensis</i>	Spotted Dove	Protected
Aves	<i>Strepera graculina</i>	Pied Currawong	Protected
Aves	<i>Sturna vulgaris</i>	Common Starling	Exotic
Aves	<i>Tachybaptus novaehollandia</i>	Australasian Grebe	Protected
Aves	<i>Threskiornis moluccans</i>	Australian White Ibis	Protected
Aves	<i>Threskiornis spinicollis</i>	Straw-necked Ibis	Protected
Aves	<i>Todiramphus sanctus</i>	Sacred Kingfisher	Protected
Aves	<i>Trichoglossus chlorolepidotus</i>	Scaly-breasted Lorikeet	Protected
Aves	<i>Trichoglossus moluccanus</i>	Rainbow Lorikeet	Protected
Aves	<i>Turdus merula</i>	Common Blackbird	Exotic
Aves	<i>Vanellus miles</i>	Masked Lapwing	Protected
Aves	<i>Zosterops lateralis</i>	Silvereye	Protected
Mammalia	<i>Auromomus australis</i>	White-striped Free-tailed Bat	Protected
Mammalia	<i>Bos taurus</i>	Domestic Cattle	Exotic
Mammalia	<i>Chalinolobus gouldii</i>	Gould's Wattle Bat	Protected
Mammalia	<i>Chalinolobus morio</i>	Chocolate Wattle Bat	Protected
Mammalia	<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	Vulnerable (BC Act)
Mammalia	<i>Felis catus</i>	Domestic/Feral Cat	Exotic
Mammalia	<i>Lepus europaeus</i>	European Hare	Exotic
Mammalia	<i>Micronomus norfolkensis</i>	Eastern Coastal Free-tailed Bat	Vulnerable (BC Act)
Mammalia	<i>Miniopterus orianae oceanensis</i>	Large Bent-winged Bat	Vulnerable (BC Act)
Mammalia	<i>Myotis macropus</i>	Southern Myotis	Vulnerable
Mammalia	<i>Nyctophilus geoffroyi</i>	Lesser Long-eared Bat	Protected
Mammalia	<i>Nyctophilus gouldi</i>	Gould's Long-eared Bat	Protected
Mammalia	<i>Oryctolagus cuniculus</i>	European Rabbit	Exotic
Mammalia	<i>Ozimops ridei</i>	Ride's Free-tailed Bat	Protected
Mammalia	<i>Petaurus breviceps</i>	Sugar Glider	Protected
Mammalia	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Vulnerable (BC Act, EPBC Act)
Mammalia	<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	Vulnerable (BC Act)
Mammalia	<i>Scotorepens orion</i>	Eastern Broad-nosed Bat	Protected
Mammalia	<i>Vespadelus darlingtoni</i>	Large Forest Bat	Protected

Class	Scientific Name	Common Name	NSW Status
Mammalia	<i>Vespadelus pumilus</i>	Eastern Forest Bat	Protected
Mammalia	<i>Vespadelus regulus</i>	Southern Forest Bat	Protected
Mammalia	<i>Vespadelus vulturnus</i>	Little Forest Bat	Protected
Mammalia	<i>Vulpes vulpes</i>	European Red Fox	Exotic
Mammalia	<i>Wallabia bicolor</i>	Swamp Wallaby	Protected
Mammalia	-	Feral Deer	Exotic
Reptilia	<i>Pseudechis porphyriacus</i>	Red-bellied Black Snake	Protected

Appendix 2. Matters of National Environmental Significance Protected Matter Search Tool Output

Appendix 3. BAM VIS Field Survey Forms (copied from electronic data sheet)

BAM Site - Field Survey Form						
Date:	16.12.25	Plot ID:	1	Photo #:	Plate 1	Counts apply when the number of tree stems within a size class is ≤ 10. Estimates can be used when > 10 (eg. 10, 20, 30..., 100, 200, 300...). For a multi-stemmed tree, only the largest living stem is included in the count/estimate. Tree stems must be living.
Zone:	56H	Plot Dimensions:	20x50	Easting:	293366	
Datum:	GDA2020	Middle Bearing (o) at 0m:	265	Northing:	6247585	
PCT:	3962	Condition Class	Degraded	Ecologists:	Semonn Oleksyn and Blake Abbott	
Growth Form	Scientific Name	Cover	Abundance	DBH	# Tree Stems Count	Number of Hollow-bearing Trees
Grass & grasslike (GG)	<i>Juncus usitatus</i>	22	N/A	80+cm	0	0
Grass & grasslike (GG)	<i>Carex appressa</i>	12	N/A	50-79cm	0	0
Non-native	<i>Verbena bonariensis</i>	0.1	3	30-49cm	0	0
HTW	<i>Senecio madagascarensis</i>	0.1	10	20-29cm	0	0
HTW	<i>Cyperus eragrostis</i>	8	N/A	10-19cm	0	0
Grass & grasslike (GG)	<i>Cynodon dactylon</i>	1	N/A	5-9cm	0	0
Non-native	<i>Setaria pumila</i>	8	N/A	<5cm	1	0
Non-native	<i>Cirsium vulgare</i>	0.4	10			For hollows, count only the presence of a stem containing hollows. For a multi-stemmed tree, only the largest stem is included in the count/estimate. Stems may be dead and may be shrubs.
Non-native	<i>Trifolium repens</i>	5	200	Length of Logs (m)	0	
Non-native	<i>Lolium perenne</i>	0.3	50	(≥10 cm diameter, >50 cm in length)		
HTW	<i>Paspalum dilatatum</i>	8	300			
Forb (FG)	<i>Persicaria decipiens</i>	0.1	10	BAM Attribute (1 x 1 m plots)	Litter Cover (%)	
Forb (FG)	<i>Rumex brownii</i>	0.2	50	1	5	
Grass & grasslike (GG)	<i>Lachnagrostis filiformis</i>	0.5	20	2	1	
Forb (FG)	<i>Ludwigia peploides</i>	4	100	3	3	
Forb (FG)	<i>Centella asiatica</i>	2	100	4	2	
Non-native	<i>Digitaria sanguinalis</i>	0.1	2	5	5	
Non-native	<i>Erigeron bonariensis</i>	0.1	5	Average (#no./5)	3.2	
Non-native	<i>Bromus catharticus</i>	1	20	Litter cover is assessed as the average percentage ground cover of litter recorded from five 1 m x 1 m plots centred at 5, 15, 25, 35, 45 m along the plot midline. Litter cover includes leaves, seeds, twigs, branchlets and branches (less than 10 cm in diameter). Assessors may also record the cover of rock, bare ground and cryptogams.		
Non-native	<i>Cyclospermum leptophyllum</i>	0.1	2			
HTW	<i>Cenchrus clandestinum</i>	10	N/A			
Non-native	<i>Cyperus brevifolius</i>	0.1	2			

Non-native	<i>Hypochoeris radicata</i>	0.1	1			
				Growth Form	Composition Data	Structure Data
				Tree	0	0
				Shrub	0	0
				Grass	4	35.5
				Forb	4	6.3
				Fern	0	0
				Other	0	0
				H.T.E	4	26.1
				Cover: 0.1, 0.2, 0.3, ..., 1, 2, 3, ..., 10, 15, 20, 25, ...100% (foliage cover); Note: 0.1% cover represents an area of approximately 63 x 63 cm or a circle about 71 cm across, 0.5% cover represents an area of approximately 1.4 x 1.4 m, and 1% = 2.0 x 2.0 m, 5% = 4 x 5 m, 25% = 10 x 10 m		
				Abundance: 1, 2, 3, ..., 10, 20, 30, ... 100, 200, ..., 1000, ...		

BAM Site - Field Survey Form

Date:	16/12/2025	Plot ID:	2	Photo #:	Plate 2	Counts apply when the number of tree stems within a size class is ≤ 10. Estimates can be used when > 10 (eg. 10, 20, 30..., 100, 200, 300...). For a multi-stemmed tree, only the largest living stem is included in the count/estimate. Tree stems must be living.
Zone:	56H	Plot Dimensions:	20x50	Easting:	293345	
Datum:	GDA94	Middle Bearing (o) at 0m:	220	Northing:	6247521	
PCT:	PCT 4025	Condition Class	Derived Pasture	Ecologists:	Semonn Oleksyn and Blake Abbott	

Growth Form	Scientific Name	Cover	Abundance	DBH	# Tree Stems Count	Number of Hollow-bearing Trees
Grass & grasslike (GG)	<i>Cynodon dactylon</i>	25	N/A	80+cm	0	0
HTW	<i>Paspalum dilatatum</i>	30	N/A	50-79cm	0	0
Grass & grasslike (GG)	<i>Lachnagrostis filiformis</i>	4	N/A	30-49cm	0	0
Non-native	<i>Verbena bonariensis</i>	0.1	2	20-29cm	0	0
Non-native	<i>Lolium perenne</i>	0.1	2	10-19cm	0	0
Grass & grasslike (GG)	<i>Juncus usitatus</i>	1	10	5-9cm	0	0
Grass & grasslike (GG)	<i>Carex appressa</i>	1	10	<5cm	0	0
Forb (FG)	<i>Centella asiatica</i>	0.1	1			For hollows, count only the presence of a stem containing hollows. For a multi-stemmed tree, only the largest stem is included in the count/estimate. Stems may be dead and may be shrubs.
Non-native	<i>Juncus cognatus</i>	5	N/A	Length of Logs (m)	0	
Non-native	<i>Sida rhombifolia</i>	0.1	3	(≥10 cm diameter, >50 cm in length)		
Non-native	<i>Cirsium vulgare</i>	0.5	10			
Non-native	<i>Gnaphalium uliginosum</i>	0.1	1	BAM Attribute (1 x 1m plots)	Litter Cover (%)	
Non-native	<i>Chascolytrum subaristatum</i>	0.1	5	1	15	
Non-native	<i>Hypochaeris albiflora</i>	0.1	1	2	10	
Non-native	<i>Vulpia bromoides</i>	0.1	10	3	20	
Non-native	<i>Setaria pumila</i>	0.1	1	4	5	
Non-native	<i>Erigeron bonariensis</i>	0.1	3	5	5	
Non-native	<i>Solanum sysmbriifolium</i>	0.1	1	Average (#no./5)	11	
				Litter cover is assessed as the average percentage ground cover of litter recorded from five 1 m x 1 m plots centred at 5, 15, 25, 35, 45 m along the plot midline. Litter cover includes leaves, seeds, twigs, branchlets and branches (less than 10 cm in diameter). Assessors may also record the cover of rock, bare ground and cryptogams.		

				Growth Form	Composition Data	Structure Data
				Tree	0	0
				Shrub	0	0
				Grass	4	31
				Forb	1	0.1
				Fern	0	0
				Other	0	0
				H.T.E	1	30
				Cover: 0.1, 0.2, 0.3, ..., 1, 2, 3, ..., 10, 15, 20, 25, ...100% (foliage cover); Note: 0.1% cover represents an area of approximately 63 x 63 cm or a circle about 71 cm across, 0.5% cover represents an area of approximately 1.4 x 1.4 m, and 1% = 2.0 x 2.0 m, 5% = 4 x 5 m, 25% = 10 x 10 m		
				Abundance: 1, 2, 3, ..., 10, 20, 30, ... 100, 200, ..., 1000, ...		

BAM Site - Field Survey Form

Date:	16/12/2025	Plot ID:	3	Photo #:	Plate 2	Counts apply when the number of tree stems within a size class is ≤ 10. Estimates can be used when > 10 (eg. 10, 20, 30..., 100, 200, 300...). For a multi-stemmed tree, only the largest living stem is included in the count/estimate. Tree stems must be living.
Zone:	56H	Plot Dimensions:	20x50	Easting:	293322	
Datum:	GDA94	Middle Bearing (o) at 0m:	185	Northing:	6247452	
PCT:	PCT 4025	Condition Class	Derived Pasture	Ecologists:	Semonn Oleksyn and Blake Abbott	

Growth Form	Scientific Name	Cover	Abundance	DBH	# Tree Stems Count	Number of Hollow-bearing Trees
Grass & grasslike (GG)	<i>Cynodon dactylon</i>	40	N/A	80+cm	0	0
Non-native	<i>Solanum sysimbriifolium</i>	2	20	50-79cm	0	0
Non-native	<i>Cirsium vulgare</i>	0.1	5	30-49cm	0	0
Non-native	<i>Erigeron bonariensis</i>	0.1	10	20-29cm	0	0
Non-native	<i>Juncus cognatus</i>	3	50	10-19cm	0	0
Non-native	<i>Vulpia bromoides</i>	3	100	5-9cm	0	0
Grass & grasslike (GG)	<i>Lachnagrostis filiformis</i>	2	50	<5cm	0	0
Non-native	<i>Chascolytrum subaristatum</i>	1	30	Length of Logs (m)		For hollows, count only the presence of a stem containing hollows. For a multi-stemmed tree, only the largest stem is included in the count/estimate. Stems may be dead and may be shrubs.
HTW	<i>Paspalum dilatatum</i>	25	N/A			
Non-native	<i>Lolium perrene</i>	2	50	(≥10 cm diameter, >50 cm in length)		
HTW	<i>Senecio madagascarensis</i>	0.1	20	BAM Attribute (1 x 1m plots)		
Non-native	<i>Cyclospermum leptophyllum</i>	0.1	2			
Non-native	<i>Solanum nigrum</i>	0.1	1	1	Litter Cover (%)	5
Grass & grasslike (GG)	<i>Juncus usitatus</i>	0.1	1	2		10
				3		10
				4		5
				5		15
				Average (#no./5)		9
				Litter cover is assessed as the average percentage ground cover of litter recorded from five 1 m x 1 m plots centred at 5, 15, 25, 35, 45 m along the plot midline. Litter cover includes leaves, seeds, twigs, branchlets and branches (less than 10 cm in diameter). Assessors may also record the cover of rock, bare ground and cryptogams.		

				Growth Form	Composition Data	Structure Data
				Tree	0	0
				Shrub	0	0
				Grass	3	42.1
				Forb	0	0
				Fern	0	0
				Other	0	0
				H.T.E	2	25.1
				Cover: 0.1, 0.2, 0.3, ..., 1, 2, 3, ..., 10, 15, 20, 25, ...100% (foliage cover); Note: 0.1% cover represents an area of approximately 63 x 63 cm or a circle about 71 cm across, 0.5% cover represents an area of approximately 1.4 x 1.4 m, and 1% = 2.0 x 2.0 m, 5% = 4 x 5 m, 25% = 10 x 10 m		
				Abundance: 1, 2, 3, ..., 10, 20, 30, ... 100, 200, ..., 1000, ...		

BAM Site - Field Survey Form

Date:	24/07/2024	Plot ID:	4	Photo #:	Plate 2
Zone:	56H	Plot Dimensions:	20x50	Easting:	293260
Datum:	GDA94	Middle Bearing (o) at 0m:	260	Northing:	6247567
PCT:	PCT 4025	Condition Class	Derived Pasture	Ecologists:	Semonn Oleksyn and Juliette Hennessy

Counts apply when the number of tree stems within a size class is ≤ 10. Estimates can be used when > 10 (eg. 10, 20, 30..., 100, 200, 300...). For a multi-stemmed tree, only the largest living stem is included in the count/estimate. Tree stems must be living.

Growth Form	Scientific Name	Cover	Abundance	DBH	# Tree Stems Count	Number of Hollow-bearing Trees
HTW	<i>Senecio madagascarensis</i>	0.1	5	80+cm	0	0
HTW	<i>Cenchrus clandestinum</i>	97	N/A	50-79cm	0	
Non-native	<i>Solanum pseudocapsicum</i>	0.1	1	30-49cm	0	
Non-native	<i>Cirsium vulgare</i>	0.1	1	20-29cm	0	
Non-native	<i>Ranunculus scleratus</i>	0.1	3	10-19cm	0	
Forb (FG)	<i>Cotula australis</i>	0.1	2	5-9cm	0	
Forb (FG)	<i>Rumex brownii</i>	0.1	2	<5cm	0	
				Length of Logs (m)	0	
				(≥10 cm diameter, >50 cm in length)		
				BAM Attribute (1 x 1m plots)	Litter Cover (%)	
				1	20	
				2	8	
				3	9	
				4	4	
				5	8	
				Average (#no./5)	9.8	

For hollows, count only the presence of a stem containing hollows. For a multi-stemmed tree, only the largest stem is included in the count/estimate. Stems may be dead and may be shrubs.

Litter cover is assessed as the average percentage ground cover of litter recorded from five 1 m x 1 m plots centred at 5, 15, 25, 35, 45 m along the plot midline. Litter cover includes leaves, seeds, twigs, branchlets and branches (less than 10 cm in diameter). Assessors may also record the cover of rock, bare ground and cryptogams.

				Growth Form	Composition Data	Structure Data
				Tree	0	0
				Shrub	0	0
				Grass	0	0
				Forb	2	0.2
				Fern	0	0
				Other	0	0
				HTW	2	97.1
				Cover: 0.1, 0.2, 0.3, ..., 1, 2, 3, ..., 10, 15, 20, 25, ...100% (foliage cover); Note: 0.1% cover represents an area of approximately 63 x 63 cm or a circle about 71 cm across, 0.5% cover represents an area of approximately 1.4 x 1.4 m, and 1% = 2.0 x 2.0 m, 5% = 4 x 5 m, 25% = 10 x 10 m		
				Abundance: 1, 2, 3, ..., 10, 20, 30, ... 100, 200, ..., 1000, ...		

Appendix 4. Habitat Features Recorded on the Subject Property



Legend

- ▮ Subject Land
- ▮ Subject Property

Habitat Feature

- 🌳 Hollow-bearing Stag
- 🏠 Shed



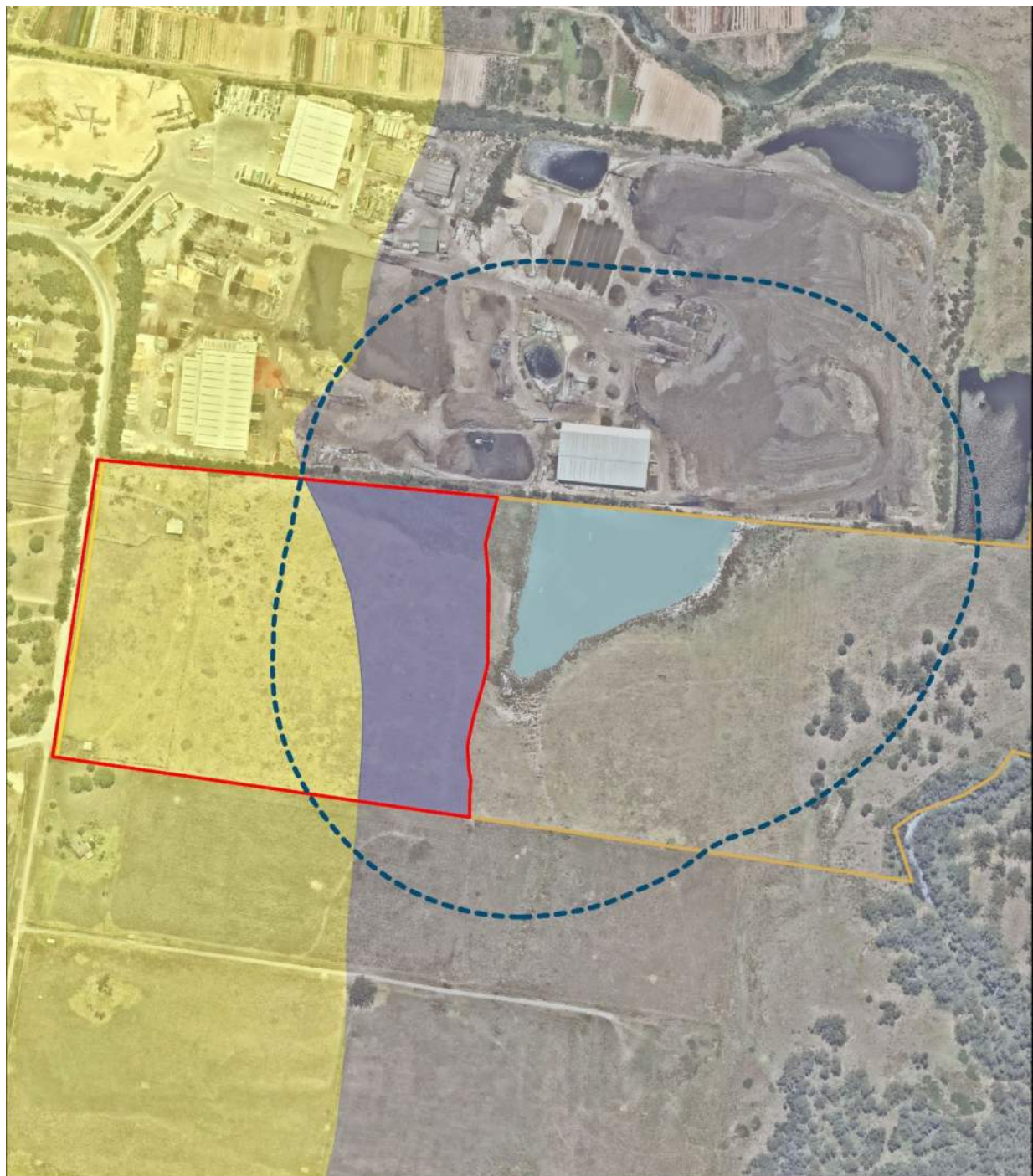
This map was produced for this report only.
It is indicative, not survey-accurate
and should not be used for design or
construction purposes.

Date: 23/01/2026

Coordinate System: GDA2020 MGA Zone 56

Imagery: Nearmap Dec 2025

Appendix 5. Southern Myotis Species Polygon



Legend

- Subject Land
- Subject Property
- Waterbody
- Buffer (200m around Waterbody)
- Southern Myotis Species Polygon
- Biodiversity Certified Land
- Existing Certified
- Existing Non Certified

0 45 90 180 270 360 450 Metres



This map was produced for this report only.
It is indicative, not survey-accurate
and should not be used for design or
construction purposes.

Date: 27/01/2026

Coordinate System: GDA2020 MGA Zone 56

Imagery: Nearmap Dec 2025

Appendix 6. Email Correspondence with BOS Help Desk (22/02/2025)

From: Gabrielle Ryan <jira@boshelpdeskdpsw.atlassian.net>
Sent: Saturday, 22 February 2025 10:34 AM
To: Kurtis Lindsay - Land Eco Consulting <info@landeco.com.au>
Subject: DPE-6776 Latham's Snipe - BDAR credit status

Reply above this line.

Gabrielle Ryan commented:

Hi [Kurtis Lindsay](#)

Thank you for your enquiry.

The BOS Subject Matter Officer has provided the following response to your enquiry:

NSW DCCEEW is working to develop BioNet data for import to the BAM-Calculator to support assessment of Latham's Snipe (*Gallinago hardwickii*). We anticipate that this process may be completed in the coming months and will advise stakeholders of the outcome when able.

Should you be conducting this assessment prior to the data becoming available, it may be appropriate to manually add a surrogate species to the BAM-C for this assessment. A possible surrogate could be the Painted Snipe (*Rostratula australis*). We recommend discussing this with the relevant decision-maker for the proposal and obtaining their approval.

Ensure all calculations and assumptions, including the use of surrogate species to enable assessment of the Latham's Snipe, are thoroughly documented and justified in the BDAR for the project.

Most information on the species habitat and behaviour in Australia can be found on:

<https://www.environment.gov.au/biodiversity/threatened/species/pubs/863-conservation-advice-05012024.pdf>

https://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=863

<https://www2.environment.nsw.gov.au/sites/default/files/lathams-snipe-gallinago-hardwickii-final-determination.pdf>

https://www.swift.net.au/cb_pages/team_lathams_snipe_project.php

<https://hazab.birdlife.org.au/species/lathams-snipe/>

Appendix 7. Biodiversity Credit Reports from Biodiversity Assessment Method Calculator

Proposal Details

Assessment Id	Proposal Name	BAM data last updated *
00049669/BAAS18059/26/00063562	General BDAR - Badgerys Creek	09/04/2026
Assessor Name	Report Created	BAM Data version *
Kurtis Lindsay	30/04/2026	Current classification (live - default) (94)
Assessor Number	BAM Case Status	Date Finalised
BAAS18059	Finalised	30/04/2026
Assessment Revision	BOS entry trigger	Assessment Type
8	BOS Threshold: Area clearing threshold	Part 4 Developments (General)

* 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 SAI	Ecosystem credits
Coastal Floodplain Phragmites Reedland												
1	3962_Degraded	Not a TEC	46.3	46.3	0.56	PCT Cleared - 73%	High Sensitivity to Gain			2.00		13
											Subtotal	13

BAM Credit Summary Report

Cumberland Red Gum Riverflat Forest											
2	4025_Derived_Pasture	Not a TEC	6	6.0	2.4	PCT Cleared - 89%	High Sensitivity to Gain			2.00	0
										Subtotal	0
										Total	13

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 SAIL	Species credits
<i>Myotis macropus / Southern Myotis (Fauna)</i>									
3962_Degraded	46.3	46.3	0.56	Biodiversity Conservation Act listing status	Species dependent on habitat attributes	Vulnerable	Not Listed	False	13
4025_Derived_Pasture	6.0	6.0	2.4	Biodiversity Conservation Act listing status	Species dependent on habitat attributes	Vulnerable	Not Listed	False	7
Subtotal									20

BAM Candidate Species Report

Proposal Details

Assessment Id	Proposal Name	BAM data last updated *
00049669/BAAS18059/26/00063562	General BDAR - Badgerys Creek	09/04/2026
Assessor Name	Report Created	BAM Data version *
Kurtis Lindsay	30/04/2026	Current classification (live - default) (94)
Assessor Number	Assessment Type	BAM Case Status
BAAS18059	Part 4 Developments (General)	Finalised
Assessment Revision	BOS entry trigger	Date Finalised
8	BOS Threshold: Area clearing threshold	30/04/2026

* 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
<i>Acacia pubescens</i> Downy Wattle	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☒ Oct ☒ Nov ☐ Dec ☐ Survey month outside the specified months?
<i>Burhinus grallarius</i> Bush Stone-curlew	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☐ Oct ☒ Nov ☒ Dec ☐ Survey month outside the specified months?
<i>Callistemon linearifolius</i> Netted Bottle Brush	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☒ Oct ☒ Nov ☐ Dec ☐ Survey month outside the specified months?

BAM Candidate Species Report

<i>Cercartetus nanus</i> Eastern Pygmy-possum	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☒ Oct ☒ Nov ☒ Dec ☐ Survey month outside the specified months?
<i>Chalinolobus dwyeri</i> Large-eared Pied Bat	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☐ Oct ☒ Nov ☐ Dec ☐ Survey month outside the specified months?
<i>Deyeuxia appressa</i> Deyeuxia appressa	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☐ Oct ☐ Nov ☒ Dec ☐ Survey month outside the specified months?
<i>Dillwynia tenuifolia</i> Dillwynia tenuifolia	No (surveyed) *Survey months are outside of the months specified in Bionet.	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☒ Oct ☒ Nov ☐ Dec ☒ Survey month outside the specified months?
<i>Epthianura albifrons</i> - endangered population White-fronted Chat population in the Sydney Metropolitan Catchment Management Area	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☒ Oct ☒ Nov ☐ Dec ☐ Survey month outside the specified months?
<i>Eucalyptus benthamii</i> Camden White Gum	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☒ Oct ☒ Nov ☐ Dec ☐ Survey month outside the specified months?

BAM Candidate Species Report

<i>Grevillea juniperina subsp. juniperina</i> Juniper-leaved Grevillea	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☒ Oct ☒ Nov ☐ Dec ☐ Survey month outside the specified months?
<i>Grevillea parviflora subsp. parviflora</i> Small-flower Grevillea	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☒ Oct ☒ Nov ☐ Dec ☐ Survey month outside the specified months?
<i>Haliaeetus leucogaster</i> White-bellied Sea-Eagle	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☒ Oct ☒ Nov ☐ Dec ☐ Survey month outside the specified months?
<i>Hibbertia sp. Bankstown</i> Hibbertia sp. Bankstown	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☒ Oct ☒ Nov ☐ Dec ☐ Survey month outside the specified months?
<i>Hieraaetus morphnoides</i> Little Eagle	No (surveyed) *Survey months are outside of the months specified in Bionet.	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☒ Oct ☒ Nov ☐ Dec ☒ Survey month outside the specified months?
<i>Litoria aurea</i> Green and Golden Bell Frog	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☐ Oct ☒ Nov ☒ Dec ☐ Survey month outside the specified months?

BAM Candidate Species Report

<i>Lophoictinia isura</i> Square-tailed Kite	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☒ Oct ☒ Nov ☐ Dec ☐ Survey month outside the specified months?
<i>Marsdenia viridiflora subsp. viridiflora</i> - endangered population Marsdenia viridiflora R. Br. subsp. viridiflora population in the Bankstown, Blacktown, Camden, Campbelltown, Fairfield, Holroyd, Liverpool and Penrith local government areas	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☐ Oct ☐ Nov ☒ Dec ☐ Survey month outside the specified months?
<i>Maundia triglochinoides</i> Maundia triglochinoides	No (surveyed) *Survey months are outside of the months specified in Bionet.	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☒ Oct ☒ Nov ☒ Dec ☒ Survey month outside the specified months?
<i>Meridolum corneovirens</i> Cumberland Plain Land Snail	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☒ Oct ☒ Nov ☒ Dec ☐ Survey month outside the specified months?
<i>Myotis macropus</i> Southern Myotis	Yes (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☐ Oct ☒ Nov ☒ Dec ☐ Survey month outside the specified months?

BAM Candidate Species Report

<i>Ninox connivens</i> Barking Owl	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☐ Oct ☒ Nov ☒ Dec
		☐ Survey month outside the specified months?
<i>Ninox strenua</i> Powerful Owl	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☐ Oct ☒ Nov ☒ Dec
		☐ Survey month outside the specified months?
<i>Pandion cristatus</i> Eastern Osprey	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☒ Oct ☒ Nov ☐ Dec
		☐ Survey month outside the specified months?
<i>Persoonia hirsuta</i> Hairy Geebung	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☒ Oct ☒ Nov ☐ Dec
		☐ Survey month outside the specified months?
<i>Persoonia nutans</i> Nodding Geebung	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☒ Oct ☒ Nov ☐ Dec
		☐ Survey month outside the specified months?
<i>Petaurus norfolcensis</i> Squirrel Glider	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☒ Oct ☒ Nov ☒ Dec
		☐ Survey month outside the specified months?

BAM Candidate Species Report

<i>Phascolarctos cinereus</i> Koala	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☐ Oct ☒ Nov ☒ Dec ☐ Survey month outside the specified months?
<i>Pimelea spicata</i> Spiked Rice-flower	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☒ Oct ☒ Nov ☐ Dec ☐ Survey month outside the specified months?
<i>Pomaderris brunnea</i> Brown Pomaderris	No (surveyed) *Survey months are outside of the months specified in Bionet.	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☒ Oct ☒ Nov ☐ Dec ☒ Survey month outside the specified months?
<i>Pteropus poliocephalus</i> Grey-headed Flying-fox	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☐ Oct ☒ Nov ☒ Dec ☐ Survey month outside the specified months?
<i>Pultenaea parviflora</i> Pultenaea parviflora	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☒ Oct ☒ Nov ☐ Dec ☐ Survey month outside the specified months?
<i>Syzygium paniculatum</i> Magenta Lilly Pilly	No (surveyed) *Survey months are outside of the months specified in Bionet.	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☒ Oct ☒ Nov ☒ Dec ☒ Survey month outside the specified months?

BAM Candidate Species Report

<i>Tyto novaehollandiae</i> Masked Owl	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☐ Oct ☒ Nov ☒ Dec ☐ Survey month outside the specified months?
<i>Zannichellia palustris</i> Zannichellia palustris	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☒ Oct ☒ Nov ☐ Dec ☐ Survey month outside the specified months?

Threatened species Manually Added

Common Name	Scientific Name
Downy Wattle	Acacia pubescens
Netted Bottle Brush	Callistemon linearifolius
Dillwynia tenuifolia	Dillwynia tenuifolia
Small-flower Grevillea	Grevillea parviflora subsp. parviflora
Nodding Geebung	Persoonia nutans
Pultenaea parviflora	Pultenaea parviflora

Threatened species assessed as not on site

Refer to BAR for detailed justification

Common name	Scientific name	Justification in the BAM-C
Black-tailed Godwit	Limosa limosa	Habitat constraints
Curler Sandpiper	Calidris ferruginea	Habitat constraints
Gang-gang Cockatoo	Callocephalon fimbriatum	Refer to BAR
Large Bent-winged Bat	Miniopterus orianae oceanensis	Habitat constraints
Little Bent-winged Bat	Miniopterus australis	Habitat constraints
Regent Honeyeater	Anthochaera phrygia	Habitat constraints
South-eastern Glossy Black-Cockatoo	Calyptorhynchus lathami lathami	Refer to BAR
Swift Parrot	Lathamus discolor	Habitat constraints

BAM Candidate Species Report

Tadgell's Bluebell in the local government areas of Auburn, Bankstown, Baulkham Hills, Canterbury, Hornsby, Parramatta and Strathfield	Wahlenbergia multicaulis - endangered population	Refer to BAR
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BAM Predicted Species Report

Proposal Details

Assessment Id	Proposal Name	BAM data last updated *
00049669/BAAS18059/26/00063562	General BDAR - Badgerys Creek	09/04/2026
Assessor Name	Report Created	BAM Data version *
Kurtis Lindsay	30/04/2026	Current classification (live - default) (94)
Assessor Number	Assessment Type	BAM Case Status
BAAS18059	Part 4 Developments (General)	Finalised
Assessment Revision	BOS entry trigger	Date Finalised
8	BOS Threshold: Area clearing threshold	30/04/2026

* 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)
Australasian Bittern	Botaurus poiciloptilus	3962-Coastal Floodplain Phragmites Reedland
		4025-Cumberland Red Gum Riverflat Forest
Australian Painted Snipe	Rostratula australis	3962-Coastal Floodplain Phragmites Reedland
		4025-Cumberland Red Gum Riverflat Forest
Black Bittern	Ixobrychus flavicollis	3962-Coastal Floodplain Phragmites Reedland
Black Falcon	Falco subniger	3962-Coastal Floodplain Phragmites Reedland
		4025-Cumberland Red Gum Riverflat Forest
Black-chinned Honeyeater (eastern subspecies)	Melithreptus gularis	3962-Coastal Floodplain Phragmites Reedland
		4025-Cumberland Red Gum Riverflat Forest
Black-necked Stork	Ephippiorhynchus asiaticus	3962-Coastal Floodplain Phragmites Reedland
		4025-Cumberland Red Gum Riverflat Forest
Black-tailed Godwit	Limosa limosa	3962-Coastal Floodplain Phragmites Reedland
		4025-Cumberland Red Gum Riverflat Forest
Blue-billed Duck	Oxyura australis	3962-Coastal Floodplain Phragmites Reedland
Brown Treecreeper (eastern subspecies)	Climacteris picumnus victoriae	4025-Cumberland Red Gum Riverflat Forest

BAM Predicted Species Report

Comb-crested Jacana	Irediparra gallinacea	3962-Coastal Floodplain Phragmites Reedland
		4025-Cumberland Red Gum Riverflat Forest
Curlaw Sandpiper	Calidris ferruginea	3962-Coastal Floodplain Phragmites Reedland
Diamond Firetail	Stagonopleura guttata	4025-Cumberland Red Gum Riverflat Forest
Dusky Woodswallow	Artamus cyanopterus cyanopterus	4025-Cumberland Red Gum Riverflat Forest
Eastern Coastal Free-tailed Bat	Micronomus norfolkensis	3962-Coastal Floodplain Phragmites Reedland
		4025-Cumberland Red Gum Riverflat Forest
Eastern Osprey	Pandion cristatus	4025-Cumberland Red Gum Riverflat Forest
Flame Robin	Petroica phoenicea	4025-Cumberland Red Gum Riverflat Forest
Freckled Duck	Stictonetta naevosa	3962-Coastal Floodplain Phragmites Reedland
Gang-gang Cockatoo	Callocephalon fimbriatum	4025-Cumberland Red Gum Riverflat Forest
Grey-headed Flying-fox	Pteropus poliocephalus	3962-Coastal Floodplain Phragmites Reedland
		4025-Cumberland Red Gum Riverflat Forest
Large Bent-winged Bat	Miniopterus orianae oceanensis	3962-Coastal Floodplain Phragmites Reedland
		4025-Cumberland Red Gum Riverflat Forest
Latham's Snipe	Gallinago hardwickii	3962-Coastal Floodplain Phragmites Reedland
		4025-Cumberland Red Gum Riverflat Forest
Little Bent-winged Bat	Miniopterus australis	4025-Cumberland Red Gum Riverflat Forest
Little Eagle	Hieraaetus morphnoides	3962-Coastal Floodplain Phragmites Reedland
		4025-Cumberland Red Gum Riverflat Forest
Little Lorikeet	Parvipsitta pusilla	4025-Cumberland Red Gum Riverflat Forest
Pilotbird	Pycnoptilus floccosus	4025-Cumberland Red Gum Riverflat Forest
Regent Honeyeater	Anthochaera phrygia	4025-Cumberland Red Gum Riverflat Forest
Rosenberg's Goanna	Varanus rosenbergi	4025-Cumberland Red Gum Riverflat Forest
South-eastern Glossy Black-Cockatoo	Calyptorhynchus lathami lathami	4025-Cumberland Red Gum Riverflat Forest
Speckled Warbler	Pyrrholaemus sagittatus	4025-Cumberland Red Gum Riverflat Forest
Spotted Harrier	Circus assimilis	3962-Coastal Floodplain Phragmites Reedland
		4025-Cumberland Red Gum Riverflat Forest

BAM Predicted Species Report

Spotted-tailed Quoll	Dasyurus maculatus	3962-Coastal Floodplain Phragmites Reedland 4025-Cumberland Red Gum Riverflat Forest
Square-tailed Kite	Lophoictinia isura	3962-Coastal Floodplain Phragmites Reedland 4025-Cumberland Red Gum Riverflat Forest
Swift Parrot	Lathamus discolor	4025-Cumberland Red Gum Riverflat Forest
Turquoise Parrot	Neophema pulchella	4025-Cumberland Red Gum Riverflat Forest
Varied Sittella	Daphoenositta chrysoptera	4025-Cumberland Red Gum Riverflat Forest
White-bellied Sea-Eagle	Haliaeetus leucogaster	3962-Coastal Floodplain Phragmites Reedland 4025-Cumberland Red Gum Riverflat Forest
White-fronted Chat	Epthianura albifrons	3962-Coastal Floodplain Phragmites Reedland
White-throated Needle-tail	Hirundapus caudacutus	3962-Coastal Floodplain Phragmites Reedland 4025-Cumberland Red Gum Riverflat Forest
Yellow-bellied Sheath-tail-bat	Saccolaimus flaviventris	4025-Cumberland Red Gum Riverflat Forest

Threatened species Manually Added

Common Name	Scientific Name
Black-chinned Honeyeater (eastern subspecies)	Melithreptus gularis gularis

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

Common Name	Scientific Name	Plant Community Type(s)
Dusky Woodswallow	Artamus cyanopterus cyanopterus	3962-Coastal Floodplain Phragmites Reedland
Eastern Osprey	Pandion cristatus	3962-Coastal Floodplain Phragmites Reedland
Little Bent-winged Bat	Miniopterus australis	3962-Coastal Floodplain Phragmites Reedland
Scarlet Robin	Petroica boodang	3962-Coastal Floodplain Phragmites Reedland
Swift Parrot	Lathamus discolor	3962-Coastal Floodplain Phragmites Reedland
Turquoise Parrot	Neophema pulchella	3962-Coastal Floodplain Phragmites Reedland
Varied Sittella	Daphoenositta chrysoptera	3962-Coastal Floodplain Phragmites Reedland

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
Scarlet Robin	Petroica boodang	Refer to BAR

BAM Vegetation Zones Report

Proposal Details

Assessment Id	Assessment name	BAM data last updated *
00049669/BAAS18059/26/00063562	General BDAR - Badgerys Creek	09/04/2026
Assessor Name	Report Created	BAM Data version *
Kurtis Lindsay	30/04/2026	Current classification (live - default) (94)
Assessor Number	Assessment Type	BAM Case Status
BAAS18059	Part 4 Developments (General)	Finalised
Assessment Revision	BOS entry trigger	Date Finalised
8	BOS Threshold: Area clearing threshold	30/04/2026

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Vegetation Zones

#	Name	PCT	Condition	Area	Minimum number of plots	Management zones
1	3962_Degraded	3962-Coastal Floodplain Phragmites Reedland	Degraded	0.56	1	
2	4025_Derived_Pasture	4025-Cumberland Red Gum Riverflat Forest	Derived_Pasture	2.39	2	



BAM Biodiversity Credit Report (Like for like)

Proposal Details

Assessment Id	Proposal Name	BAM data last updated *
00049669/BAAS18059/26/00063562	General BDAR - Badgerys Creek	09/04/2026
Assessor Name	Assessor Number	BAM Data version *
Kurtis Lindsay	BAAS18059	Current classification (live - default) (94)
Proponent Names	Report Created	BAM Case Status
	30/04/2026	Finalised
Assessment Revision	BOS entry trigger	Assessment Type
8	BOS Threshold: Area clearing threshold	Part 4 Developments (General)
Date Finalised	* 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.	
30/04/2026		

Potential Serious and Irreversible Impacts

Name of threatened ecological community	Listing status	Name of Plant Community Type/ID
Nil		
Species		
Nil		

Additional Information for Approval

Assessment Id	Proposal Name
00049669/BAAS18059/26/00063562	General BDAR - Badgerys Creek



BAM Biodiversity Credit Report (Like for like)

PCT Outside Ibra Added

None added

PCTs With Customized Benchmarks

PCT

No Changes

Predicted Threatened Species Not On Site

Name

Petroica boodang / Scarlet Robin

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
3962-Coastal Floodplain Phragmites Reedland	Not a TEC	0.6	0	13	13
4025-Cumberland Red Gum Riverflat Forest	Not a TEC	2.4	0	0	0

BAM Biodiversity Credit Report (Like for like)

3962-Coastal Floodplain Phragmites Reedland	Like-for-like credit retirement options					
	Class	Trading group	Zone	HBT	Credits	IBRA region
	Coastal Freshwater Lagoons This includes PCT's: 3962, 3963, 3964, 3965, 3966, 3967, 3971, 3972, 3975, 3976	Coastal Freshwater Lagoons >=70% and <90%	3962_Degraded	No	13	Cumberland, or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.
4025-Cumberland Red Gum Riverflat Forest	Like-for-like credit retirement options					
	Class	Trading group	Zone	HBT	Credits	IBRA region
	Coastal Floodplain Wetlands This includes PCT's: 4015, 4023, 4024, 4025, 4026, 4027, 4029, 4034, 4035, 4036, 4037, 4041, 4042, 4044, 4046, 4049, 4050, 4051, 4055, 4059	Coastal Floodplain Wetlands >=70% and <90%	4025_Derived_Pasture	No	0	Cumberland, or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.

BAM Biodiversity Credit Report (Like for like)

Species Credit Summary

Species	Vegetation Zone/s	Area / Count	Credits
Myotis macropus / Southern Myotis	3962_Degraded, 4025_Derived_Pasture	3.0	20.00

Credit Retirement Options

Like-for-like credit retirement options

Myotis macropus / Southern Myotis	Spp	IBRA subregion
	Myotis macropus / Southern Myotis	Any in NSW



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