



Biodiversity Development Assessment Report

**6-8 Julius Ave North Ryde
Data Centre**

ISPT Pty Ltd

Suite 1A, 5 Belmore Street
Burwood NSW 2134

Prepared by:

SLR Consulting Australia

SLR Project No.: 610.032512.00001

19 December 2025

Revision: v2.0

Revision Record

Revision	Date	Prepared By	Checked/ Authorised By	Details
v2.0	19 December 2025	J. Drane	J Pepper	Response to Submission - Final
v0.2	28 May 2025	J. Drane A. Rosenkranz	J Pepper	SSDA - DRAFT



Basis of Report

This report has been prepared by SLR Consulting Australia (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with ISPT Pty Ltd (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.



Executive Summary

The Project

SLR Consulting has been engaged to prepare a Biodiversity Development Assessment Report (small area) in accordance with the NSW Biodiversity Assessment Method for a proposed data centre development at 6-8 Julius Avenue, North Ryde. The project proposes the construction of a data centre and associated infrastructure and facilities, with the following specifics: basement car park, data halls, office, generator gantry, sub-transmission switching station and associated landscaping.

The Site

The site comprises a mix of two main land units: cleared and disturbed and native vegetation. The site was formerly developed (as part of the previously approved development application), which resulted in a large portion of the site being cleared of the original vegetation and excavation of the underlying sandstone bedrock. The resultant landform resembles a rock quarry, with flat cleared surfaces of exposed sandstone bedrock and a near vertical 'high wall' of several metres height along the northern and western boundaries. The cleared flat parts of the site contain exposed bedrock and small pools of surface water, with a mix of weed species and common native sedges and grasses that have colonised the disturbed ground. Native vegetation exists around the southern portion of the site, which is contiguous with vegetation in the adjoining Lane Cove National Park. Most of this vegetation lies outside of the development footprint.

Biodiversity Values

Two native plant community types were recorded on the Subject Land, including the dominant Sydney Coastal Enriched Sandstone Forest (PCT 3592) totalling 1.78 hectares and Northern Lower Floodplain Eleocharis Wetland (PCT 3967) totalling 0.13 hectares. The northern portion of the Subject Land has been heavily disturbed due to excavation of sandstone bedrock in 2009 and contains only regrowth vegetation. The southern portion of the site contains mostly native forest vegetation in moderate to good condition. The remaining parts of the site contain hardstands in the form of exposed sandstone bedrock and outcrops, and non-native vegetation containing exotic thickets dominated by privet and Lantana.

The plant community types on the Subject Land do not conform with any threatened ecological communities listed under either the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* or the NSW *Biodiversity Conservation Act 2016*.

No threatened species were incidentally recorded during the field survey, but due to previous BioNet records on the Subject Land, and the presence of suitable habitat, *Darwinia biflora* was assumed present within vegetation zone 3952_ModGood. In addition, the following candidate fauna species are considered assumed present on the Subject Land: Large-eared Pied Bat *Chalinolobus dwyeri*, Little Bent-winged Bat *Miniopterus australis*, Large Bent-winged Bat *Miniopterus orianae oceanensis* and *Deyeuxia appressa*.

Avoidance Measures

The project has been designed to maximise use of already disturbed land. The design of the proposed development has changed to further avoid direct impacts on native vegetation and habitat by removing former proposed connecting road and relocating the substation and pedestrian pathways away from the native vegetation in the southern portion of the site.



Mitigation Measures

Mitigation measures (pre-clearance surveys, clearing protocols) have been proposed to reduce the risk of direct and indirect impacts on retained habitat during the construction period.

Impacts on Biodiversity Values

The proposed development will involve the clearing of native vegetation to allow the construction of a new data centre on the Subject Land. Construction of the proposed development will require remove of 0.93 hectares of native vegetation, of which comprises PCT 3592, with vegetation zones 3592_Regrowth 0.59 ha and 3592_ModGood 0.20 ha and 0.14 hectares of PCT 3967 vegetation zone 3967_Regrowth.

Biodiversity Offsets

Residual impacts on biodiversity values have been calculated in accordance with the BAM. Ecosystem credits are required to offset the permanent loss of native vegetation associated with the development and these are listed in Table E1.

Table E1 Impacts that require an offset – ecosystem credits

Vegetation Zone	PCT	TEC/EC	Impact Area (ha)	Number of ecosystem credits required
PCT 3592_Regrowth	3592 – Sydney Coastal Enriched Sandstone Forest	n/a	0.59	9
PCT 3592_ModGood	3592 – Sydney Coastal Enriched Sandstone Forest	n/a	0.20	5

The proposed development requires species credits to offset the loss of habitat for three threatened (candidate) fauna species, namely: Large-eared Pied Bat *Chalinolobus dwyeri*, Little Bent-winged Bat *Miniopterus australis* and Large Bent-winged Bat *Miniopterus orianae oceanensis*, and two threatened plant species, being *Darwinia biflora* and *Deyeuxia appressa*, in which presence has been assumed in the vegetation zone 3952_ModGood due to suitable habitat within the Subject Land and restriction of survey period. These species have been excluded from vegetation zone '3592_regrowth', as the habitat is assessed as too degraded.

Table E2 Impacts that require an offset – species credits

Common name	Scientific name	Vegetation zone	Loss of habitat area or count	Number of species credits required
Large-eared Pied Bat	<i>Chalinolobus dwyeri</i>	3592_Regrowth	0.59 ha	15
		3592_ModGood	0.20 ha	8
<i>Darwinia biflora</i>	<i>Darwinia biflora</i>	3592_ModGood	0.20 ha	5
<i>Deyeuxia appressa</i>	<i>Deyeuxia appressa</i>	3592_ModGood	1 (count)	3
Little Bent-winged Bat	<i>Miniopterus australis</i>	3592_Regrowth	0.59 ha	15
		3592_ModGood	0.20 ha	8
		3592_Regrowth	0.59 ha	15



Common name	Scientific name	Vegetation zone	Loss of habitat area or count	Number of species credits required
Large Bent-winged Bat	<i>Miniopterus orianae oceanensis</i>	3592_ModGood	0.20 ha	8

EPBC Act Matters

No MNES were recorded on the subject land. Based on the outcomes of a self-assessment in accordance with the *Matters of National Environmental Significance Significant Impact Guidelines 1.1*, the proposed development is not likely to represent a significant impact on matters of national environmental significance and is not likely to require referral to the Australian Government Environment Minister.



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Appendices

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Appendix B	Biodiversity Values Map and Threshold tool report
Appendix C	Matters of National Environmental Significance
Appendix D	Vegetation survey data
Appendix E	Credit reports



SHORTENED FORMS

Short Form	Long Form
BAM	Biodiversity Assessment Method
BAM-C	Biodiversity Assessment Method Calculator
BC Act	<i>Biodiversity Conservation Act 2016</i> (NSW)
BC Regulation	Biodiversity Conservation Regulation 2017 (NSW)
BDAR	Biodiversity Development Assessment Report
BOAMS	Biodiversity Offsets and Agreement Management System
BOS	Biodiversity Offsets Scheme
CEEC	critically endangered ecological community
DBH	diameter at breast height over bark
EC	ecological community listed under the EPBC Act
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth)
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i> (NSW)
EEC	endangered ecological community
ha	hectares
HTW	high threat weed
IBRA	Interim Biogeographic Regionalisation for Australia
KV	kilovolt
LLS Act	<i>Local Land Services Act 2013</i> (NSW)
m	metres
m ²	square metres
MNES	matters of national environmental significance
MW	Megawatt
NPW Act	<i>National Parks and Wildlife Act 1974</i> (NSW)
NSW	New South Wales
PCT	plant community type
SAII	serious and irreversible impact
SEARs	Secretary's Environmental Assessment Requirements
TBDC	Threatened Biodiversity Data Collection
TEC	threatened ecological community
VEC	vulnerable ecological community



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: _____ 19 December 2025

BAM Assessor Accreditation no: _____ BAAS25022

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

ii. Details and Experience of Author / s and Contributors

Table DC1 Authors and contributors

Name	BAM Assessor Accreditation No.	Position/Role	Tasks Performed	Relevant Qualifications
Joshua Drane	n/a	SLR Senior Ecologist, BAM Accredited Assessor	Field Assessment BAM plot surveys Targeted species surveys Data Management BAM-C data entry and analysis BDAR preparation	Bachelor of Environmental Science, Australian Catholic University 2018 Advanced Plant Identification Skills for Research and Environmental Assessment (2023)
Elise Newberry	n/a	SLR Project Ecologist	BAM plot surveys Targeted species surveys	Bachelor of Biotechnology, University of Technology, Sydney (2023)
Ashleigh Rosenkranz	n/a	SLR Project Ecologist	BDAR preparation	Bachelor of Environmental Science and Management, University of Newcastle 2024
Jeremy Pepper	BAAS17104	Project Director BAM Accredited Assessor	Technical Reviewer BAM-C data entry and analysis	Bachelor of Science (Hons 1), UNSW Cert II Bushland Regeneration (TAFE) Cert III Horticulture (Arboriculture)(TAFE) BioBanking (BBAM) accreditation



Name	BAM Assessor Accreditation No.	Position/Role	Tasks Performed	Relevant Qualifications
Jeremy Goffeau	n/a	GIS Analyst	Figure preparation Data management	Master of Applied Science (Spatial Information Services), University of Sydney (2012) Bachelor of Applied Science (Majors in Environmental Studies, GIS and Geology), University of Tasmania (2010)

iii. Conflict to Interest

I declare that I have considered the circumstances and there is no actual, perceived or potential conflict of interest This declaration has been made in the interests of full disclosure to the decision-maker. Full disclosure has also been provided to the client.

Signature: _____

Date: 19 December 2025

BAM Assessor Accreditation no: BAAS25022



STAGE 1: BIODIVERSITY ASSESSMENT

1.0 Introduction

1.1 Proposed Development

1.1.1 Development overview

This Biodiversity Development Assessment Report (BDAR) has been prepared by SLR Consulting Australia Pty Ltd (SLR) on behalf of ISPT Pty Ltd (the proponent). The BDAR accompanies the local Development Application at 6-8 Julius Avenue, North Ryde (the site).

The proposed development includes a basement car park, data halls, office, generator gantry, sub-transmission switching station and associated landscaping. The site is currently vacant, and the northern section was excavated and cleared of vegetation in 2009 following approval for construction works in 2005. The site is generally surrounded by commercial uses and E3 Productivity Support zoned land to the north-east, north-west, and south-west. Approximately 150 m to the west is MU1 Mixed Use zoned land, which allows residential development up to 95 m high. The site directly adjoins Lane Cove National Park to the east and south-east, featuring The Great North Walk and a fire trail (refer to Figure 1).

1.1.2 Location

The subject land is located in the suburb of North Ryde within the City of Ryde local government area and includes the following property:

- Lot 89 DP 1082131 (6-8 Julius Ave, North Ryde, NSW, 2113)

1.1.3 Proposed development and the subject land

The subject land is approximately 28,630 square metres (m²), 2.9 hectares (ha), and is indicated in Figure 1. The subject land is located within the Sydney Basin IBRA region and Pittwater IBRA subregion. The Lane Cove River is located approximately 100 m to the east of the site. The Subject Land is in the Lane Cove River freshwater catchment (DPIE 2010a). The northern quarter of the site is Pennant Hills Ridges.

The proposed development (Proposal) involves the construction and operation of a data centre and associated infrastructure and amenities, identified as the Julius Avenue Data Centre, comprising the following scope of works:

- Site preparation works, including tree removal;
- Earthworks and additional site retaining;
- Infrastructure comprising civil works and utilities servicing;
- Construction of a data centre including the following:
 - Ground level loading dock, services plantrooms and car parking for 38 cars, including 2 accessible;
 - Eight (8) data halls across four (4) storeys with an IT load of 76 MW and a maximum power consumption of 120 MW, plus rooftop plant;
 - Three (3) storey office/front of house building;
 - Five (5) storey enclosed generator gantry to rear of data centre.



- New Ausgrid 132 kilovolt (KV) Sub-Transmission Switching Station (STSS);
- A new pedestrian through-site link from Julius Avenue to Richardson Place; and
- Complementary landscaping and offset planting.

The Proposal includes works as identified in Table 1 below:

Table 1: Development Particulars

Component	Documentation
Site/Subject Land Area	28,630sqm
Primary Land Use	Data Centre (16,647 m ² GFA)
Ancillary Land Uses	Office premises (868 m ² GFA)
Gross Floor Area	16,647 m ²
Floor Space Ratio	0.58:1
IT Load	76 MW
Maximum Power Consumption	120 MW
Building Height	40m
Car Parking	38 car parking spaces (including 2 accessible)
Landscaping/trees	Total landscaping and tree removal to be confirmed.
Back-Up Generators	48 x 3MW diesel back-up generators (Data Centre) + 1 x 1MW diesel back-up generator (Office)
Dangerous Goods	955kL diesel storage capacity (Data Centre = 12 x 75kL bulk tanks + 48 x 1kL day tanks + Office = 1 x 6kL tank + 1kL day tank)
Estimated Jobs	Total estimated jobs (construction and operation) to be confirmed.

1.1.4 Other documentation

The following documentation submitted with the proposed development that is relevant to biodiversity have been considered in preparation of this report:

- Architectural Plan – Greenbox (2025a)
- Architectural Design Report - Greenbox (2025b)
- Retention +TPZ/SRZ Plan – Tree IQ (2025).
- Landscape Plan – Arcadia (2025)
- Detailed Survey Plan – Beverage Williams (2025)
- Bushfire Assessment Report - Bushfire Hazard Solutions (2025)





**NORTH RYDE DATA CENTRE
BDAR**

Site Map

FIGURE 1

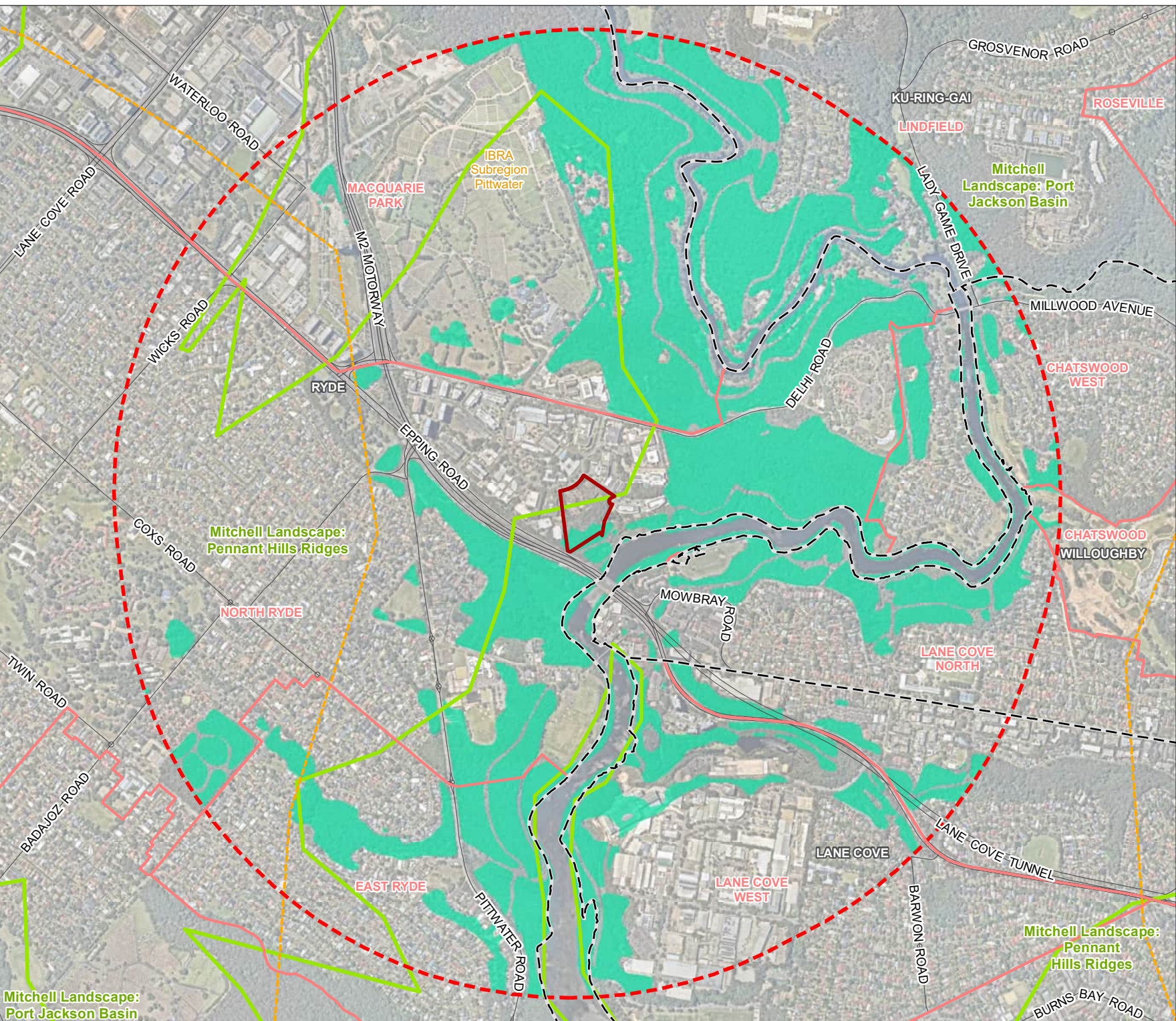
- Elevation Contours (m)
- Rivers, Streams and Estuaries
- Development Footprint
- Subject Land
- Property Boundary
- Dam
- Potential Cliffline
- Rocky Outcrop
- Habitat Connectivity – Local Corridor
- Mitchell Landscapes Boundary
- Wetland Area

Data Sources:
NSW Spatial Information eXchange catalogue,
Nearmap imagery WMS (December 2025)



Coordinate System: GDA2020 MGA Zone 56
Scale: 1:1,500 at A4
Project Number: 610.032512
Date: 03-Dec-2025
Drawn by: JG





**NORTH RYDE DATA CENTRE
BDAR**

Location Map

FIGURE 2

- Major Road
- Native Vegetation (226 Ha)
- 1500m Buffer (813 Ha)
- IBRA Sub-regions
- Subject Land
- LGA Boundary
- Suburbs Boundary
- Mitchell Landscapes Boundary

Data Sources:
NSW Spatial Information eXchange catalogue,
Nearmap imagery WMS (December 2025)



0 250 500 m

Coordinate System:	GDA2020 MGA Zone 56
Scale:	1:17,000 at A4
Project Number:	610.032512
Date:	03-Dec-2025
Drawn by:	JH



1.2 Biodiversity Offsets Scheme entry

The proposed development is a state significant development (SSD) requiring consent under Part 4 of the EP&A Act. The Department of Planning, Housing and Infrastructure (DPHI) issued Secretary's Environmental Assessment Requirements (SEARs) for the SSD (SSD-80018208, 20/02/2025). To comply with the SEARs, an EIS must be prepared and include a BDAR. In relation to 'biodiversity', the following requirements are listed in the SEARs:

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

A small area BDAR has been prepared on the basis of the actual lot size areas and total native vegetation clearing (see **Section 4.1**) being less than two hectares.

1.3 Excluded impacts

There are no excluded impacts, for example category 1-exempt land as defined in Part 5A of the *Local Land Services Act* 2013 (LLS Act), applicable to this biodiversity assessment.

1.4 Matters of national environmental significance

The proposed development is not deemed a controlled action and does not need to be referred under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). An assessment of EPBC Act matters, and Protected Matters Search report is provided in **Appendix D**.

1.5 Information sources

Existing information on the flora and fauna of the subject land and the locality, including relevant threatened biota, was obtained from the following resources:

- The *NSW BioNet* (NSW DCCEEW 2024b) and *Protected Matters Search Tool* (DCCEEW 2024a) for previous records of threatened species, populations and ecological communities within a 10 km radius centred on the centre of the subject land.
- The *NSW BioNet* 'Threatened Biodiversity Data Collection' (NSW DCCEEW 2024b), *Final Determinations* (TSSC 2024) and *Species Profile and Threats Database* (DCCEEW 2024b) for information on threatened species, populations, and ecological communities.
- The *State Vegetation Type Map* (NSW DCCEEW 2024) and *BioNet Vegetation Classification* (NSW DCCEEW 2024c) for information on the Plant Community Type (PCT).

A full list of resources is provided in **Section 12.0**.



2.0 Methods

2.1 Site context methods

2.1.1 Landscape features

Desktop methods used to identify landscape features in the 'Assessment Area'¹ include review of:

- Recent aerial imagery (Nearmap 2024).
- State Vegetation Type Map (SVTM) mapping data (NSW DCCEEW 2024a).
- GIS data for watercourses and associated Strahler stream order.
- GIS data for wetlands, topography (cliff lines), EPI protection layer and others available on the SEED portal (NSW DCCEEW 2024d)

Various field surveys enabling the identification of landscape features were undertaken by SLR ecologists during the initial BAM surveys in April and May 2025. During field surveys, observations of landscape features, namely cliff lines and rock outcrops, watercourses and creek lines, wetlands, stands of native vegetation, and cleared and disturbed areas, were noted and recorded, if present.

Landscape features present on the Subject Land and within the Assessment Area are discussed in Section 3.2. The Assessment Area is a 1500 m buffer around the Subject Land as per Section 3.1.2 of the BAM.

2.1.2 Native vegetation cover

Field surveys to assess the extent and condition of native vegetation cover on the Subject Land were undertaken by SLR in March 2025. Regional vegetation mapping (NSW DCCEEW 2024a) and aerial image (Nearmap 2025) review were used to confirm the native vegetation cover in the Assessment Area (**Section 3.3**).

2.2 Native vegetation, threatened ecological communities and vegetation integrity methods

2.2.1 Existing information on Vegetation

Existing information that was reviewed to identify PCTs (Section 4.2) includes the following sources:

- NSW State Vegetation Type Map (NSW DCCEEW 2025a)
- BioNet Vegetation Classification (NSW DCCEEW 2025c)
- PlantNet (National Herbarium of Australia, 2025).

2.2.2 Mapping native vegetation extent

The native vegetation assessment used to determine native vegetation extent was undertaken in accordance with Section 4.2 of the BAM (DPIE 2020a). A review of existing

¹ Includes the subject land and the area of land within the 1500 m buffer zone surrounding the subject land



information was completed prior to a site visit, whereby the suitably qualified ecologists verified and updated vegetation extent.

Areas of native vegetation within the Subject Land were assessed in accordance with the definition in Section 1.6 of the BC Act, which defines native vegetation as any tree, understorey plant, groundcover or wetland plant that is native to NSW (including regrowth and saplings). Boundaries of vegetation types and communities (where present) were assessed using aerial imagery (Nearmap 2025) and survey data which were later mapped using Geographical Information System (GIS) software.

2.2.3 Plot-based vegetation survey

A systematic plot-based floristic vegetation survey was undertaken in accordance with BAM Subsection 4.2.1. The standard 20 m by 50 m (1000 m²) plot/transect ('BAM plot') was sampled, containing a nested 20 m by 20 m (400 m²) floristic plot.

2.2.4 Vegetation integrity survey

The number of BAM plots sampled in each vegetation zone was based on the following requirements of BAM 2020: <2 ha (1 plot); >2-5 ha (2 plots); >5-20 ha (3 plots); >20-50 ha (4 plots); >50-100 ha (5 plots); >100-250 ha (6 plots); >250-1000 ha (7 plots or more); >1000 (8 plots or more). The number of BAM plots completed per vegetation zone within the development footprint are presented in Table 2. Three standard BAM plots were sampled, they were positioned to sample an area that was most representative of the floristic characteristics of the vegetation zone, with locations presented in **Figure 6**.

Table 2: Vegetation Integrity Plots

Vegetation Zone	Area (ha)	BAM Category	Plots Required	Plots Completed
3592_Regrowth	0.61	<2	1	1
3592_ModGood	1.17	<2	1	1
3967_Regrowth	0.13	<2	0	1

2.3 Threatened flora survey methods

2.3.1 Review of existing information of Flora

A search of BioNet Atlas species sightings database was conducted prior to the site visit to identify records of threatened flora within a 10 km radius of the site (i.e. the 'locality'). The BAM calculator (BAM-C) was also used to generate a list of threatened flora species for consideration as target threatened species. the Threatened Biodiversity Data Collection (TBDC) was used to identify habitat constraints, potential microhabitats and survey requirements for each species likely to occur within the native vegetation in the development footprint.

2.3.2 Habitat constraints assessment

A habitat constraints assessment was conducted during all site visits, mainly the initial visit on 6 March 2025 followed by 1 May 2025, 7 May 2025 and 13 November 2025 by suitably qualified ecologists. The objective was to undertake a search for threatened flora and habitat within the development footprint. Additional data that was gathered (where relevant) included



site condition, vegetation structure, evidence of feral animals, evidence of human disturbance, evidence of erosion, fire history, proximity to water, dominant canopy species and cover, dominant mid-storey species and cover, dominant ground species and cover, percent cover (of weeds, bare ground, leaf litter, rock cover), evidence of seedling recruitment and wetlands with emergent vegetation. Where specific habitat features were detected, notes and co-ordinate stamped photographs were collected.

2.3.3 Field surveys

A threatened flora search was conducted over the entire subject land including all vegetation zones. The field survey technique chosen was flora transects at approximately 10 m spacing. The survey covered all areas of impacted vegetation, as well as vegetation in immediate proximity to the subject land boundary. Vegetation survey data is included in **Appendix E**.

2.4 Threatened fauna survey methods

2.4.1 Review of existing information on Fauna

A search of BioNet Atlas species sightings database was conducted prior to the site visit to identify records of threatened fauna within a 10 km radius of the site. The BAM calculator (BAM-C) was also used to generate a list of threatened species for consideration. The TBDC was reviewed to identify habitat constraints, potential microhabitats and survey requirements for each species likely to occur within the native vegetation in the development footprint.

2.4.2 Habitat constraints assessment

Specific habitat assessment survey techniques for threatened species of fauna include:

- Surveys of the Subject Land including but not limited to searches for the following habitat features: site condition, vegetation structure, evidence of feral animals, evidence of human disturbance, evidence of erosion, fire history, nectar or fruit resources and perch sites, proximity to water, evidence of fauna occupation, dominant canopy species and cover, dominant mid-storey species and cover, dominant ground species and cover, percent cover (of weeds, bare ground, leaf litter, rock cover), evidence of seedling recruitment, hollow resources, wetlands with emergent vegetation, rocky areas, cliffs or caves
- Opportunistic and incidental observations of fauna species during field surveys, including opportunistic observation of fauna activity such as scats, tracks, burrows, or other traces
- Inspection of caves and crevices with high-powered head torch looking for potential bat roost sites including signs of bat utilisation (e.g. urine stains, fly casings, droppings, remains and bats).

2.4.3 Field surveys

No field surveys are required to target threatened (candidate) species of fauna for this assessment, due to the limited habitat features within the Subject Land.



2.5 Weather conditions

Weather conditions during the surveys are summarised in Table 3 (BOM 2025). There are no specific weather condition requirements for targeted threatened species surveys of relevance to this small area BDAR.

Table 3: Environmental Conditions during Threatened Species Surveys

Survey Undertaken (e.g. Method / Targeted Species)	Date	Time	Temperature (min. & max.)	Wind (light, mod...)	Rainfall (mm)	Other Conditions Relevant to the Species
PCT assessment, threatened flora searches and habitat assessments	6 March 2025	Day	6.9 - 15.4°C	Moderate (31 km/h)	3.8	n/a
PCT assessment, threatened flora searches and habitat assessments	1 May 2025	Day	12.2-19.5°C	light (19 km/h)	5.6	n/a
PCT assessment, threatened flora searches and habitat assessments	7 May 2025	Day	13.4-27.1°C	Moderate (43 km/h)	0	n/a
Threatened flora searches and habitat assessments	13 November 2025	Day	9.7-28.7	Moderate (30 km/h)	0	n/a

2.6 Limitations

Given the duration and timing of the field surveys, it is likely that some of the species that may occur within the Subject Land (i.e. permanently, seasonally or transiently) were not detected. Site conditions (including the presence of threatened species of flora and fauna) may change after the date of this report. SLR does not accept responsibility arising from, or in connection with, any change to the site conditions. SLR is also not responsible for updating this report if the site conditions change.

The SLR ecology team operates under a Scientific Licence (licence number SL100176, issued under the BC Act), which authorises field staff to trap, capture, harm, hold and release plants and animals protected under the BC Act and *National Parks and Wildlife Act* 1974, as well as Animal Research Authority (issued by the Secretary of the NSW Animal Care and Ethics Committee of DPIE), which allows trapping of animals in NSW for the purposes of 'animal research'.

Soft copies of data files in relation to the SLR surveys have been filed on the SLR project server and printed copies will be held by the author.



3.0 Site context

3.1 Assessment area

The Subject Land is predominantly sloped to the south-southeast, with elevation ranging from 47 m to 20 m. The Subject Land is mostly surrounded by commercial buildings and roads, with remnant native vegetation to the south.

3.2 Landscape features

Landscape features identified within the subject land and assessment area are shown on Figure 1 Site Map and Figure 2 Location Map, respectively. A discussion of relevant landscape features is provided below.

3.2.1 IBRA bioregions and IBRA subregions

The subject land lies within the Sydney Basin IBRA Region. This region occupies 4.35% of NSW and extends from just north of Batemans Bay to Nelson Bay and almost as far west as Mudgee (NPWS 2003). The region is dominated by temperate climate characterised by warm summers with no dry season.

The subject land lies mostly within the Pittwater IBRA Subregion. This subregion is characterised by Triassic Hawkesbury Sandstone (with thin ridge cappings of Ashfield Shale) and Narrabeen sandstone exposed in valleys along the coast. The vegetation on the sandstone plateau is typically Sydney Peppermint, Smooth-barked Apple, Scribbly Gum, Red Bloodwood, Yellow Bloodwood, with diverse shrubs and patches of heath (NPWS 2003).

3.2.2 Rivers, streams, estuaries and wetlands

One mapped waterway Lane Cove River is in close proximity, approximately 100 m to the southeast of the Subject Land (Figure 1). The Subject Land is in the Lane Cove River estuary catchment (DPIE 2010a). There are no wetlands mapped within or near the Subject Land (DPIE 2010b). Although, due to the historic disturbances to the site, involving excavation of sandstone bedrock, an artificial wetland and dam has formed in depressions of the excavated sandstone.

3.2.3 Habitat connectivity

There is no mapped habitat corridors available on SEED on or near the site. The nearest mapped corridor is 'Riparian corridor aligned with Stony Creek and High Ridge Gully' Cumberland Subregion Bio Map Biodiversity Corridors of Regional Significance 'Regional Corridor 31' approximately 5 km to the northwest of the Subject Land (DCCEE 2015).

Through assessment of recent aerial imagery, a local habitat corridor connecting Lane Cove National Park with Magdala Park, and further to Field of Mars Reserve and Boronia Park, is visible on the Subject Land (Nearmap 2025). The local habitat corridor is shown on Figure 1.

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

There are several exposed sandstone boulders and outcrops containing crevices, overhangs and small caves throughout the Subject Land (Figure 1). A geographical information system (GIS) assessment of potential clifflines identifies habitat in the assessment area. Several



rock outcrops containing crevices and small caves have been identified on the Subject Land (Photo 1).

Photo 1: Rock outcrops on the Subject Land



3.2.5 Areas of outstanding biodiversity value

No areas of outstanding biodiversity value listed under the BC Act are identified in the Subject Land and Assessment Area.

3.2.6 NSW (Mitchell) landscape

The subject land lies partially within the Mitchell Landscapes Port Jackson Basin and Pennant Hills Ridges. Port Jackson Basin generally consists of “*deep elongated harbour with steep cliffed margins on horizontal Triassic quartz sandstone. Small pocket beaches and more extensive Quaternary estuary fill of muddy sand at the head of most tributary streams. General elevation 0 to 80m, local relief 10 to 50 m. Sandstone slopes and cliffs have patches of uniform or gradational sandy soil on narrow benches and within joint crevices that support forest and woodland of Sydney Peppermint (Eucalyptus piperita), Smooth-barked Apple (Angophora costata), Red Bloodwood (Corymbia gummifera) and Blackbutt (Eucalyptus pilularis). Sheltered gullies contain some Turpentine (Syncarpia glomulifera), Coachwood (Ceratopetalum apetalum) and Water Gum (Tristania laurina). Estuarine sands were originally dominated by saltmarsh but have been taken over by Grey Mangrove (Avicennia marina) in the past century.*” (DECC 2002).

Pennant Hills Ridges generally consists of “*Rolling to moderately steep hills on horizontal Triassic shales and siltstones. General elevation 10 to 90 m, local relief 60m. Deep red texture-contrast soils on narrow hillcrests, red and brown to yellow texture-contrast soils on slopes becoming slightly harsher in drainage lines. Tall open forest of Sydney blue gum (Eucalyptus saligna), turpentine (Syncarpia glomulifera), blackbutt (Eucalyptus pilularis), white stringybark (Eucalyptus globoidea), grey ironbark (Eucalyptus paniculata), forest oak (Allocasuarina torulosa) and rough-barked apple (Angophora floribunda). Rainforest elements in protected moist gully heads with sweet pittosporum (Pittosporum undulatum),*



cheese tree (Glochidion ferdinandi), sandpaper fig (Ficus coronata) and black wattle (Callicoma serratifolia)."

3.2.7 Additional landscape features identified in SEARs

The Project does not require additional landscape features from the Secretary's Environmental Assessment Requirements (SEARs) for the development. Therefore, there is no additional landscape features identified.

3.2.8 Soil hazard features

As the proposed development is not a vegetation clearing proposal (i.e. a development that requires approval from the Native Vegetation Panel under Part 5A of the LLS Act, or the Vegetation SEPP), soil hazard features are not relevant.

3.3 Native vegetation cover

Native vegetation cover for the assessment area has been mapped using regional vegetation mapping (NSW DCCEEW 2025a) and review of aerial imagery (Nearmap 2025).

Table 4 summarises the extent of native vegetation cover within the assessment area. Figure 2 Location Map shows native vegetation cover within the assessment area.

Table 4 Native vegetation cover in the assessment area

Assessment area (ha)	813
Total area of native vegetation cover (ha)	142
Percentage of native vegetation cover (%)	17
Class (0-10, >10-30, >30-70 or >70%)	>10-30





**NORTH RYDE DATA CENTRE
BDAR**

**State Vegetation Type Map
(DPE 2022)**

FIGURE 3

Development Footprint

Subject Land

Plant Community Type

PCT : 3038, Sydney Coastal
Coachwood Gallery Rainforest

PCT : 3136, Blue Gum High Forest

PCT : 3176, Sydney Enriched
Sandstone Moist Forest

PCT : 3262, Sydney Turpentine
Ironbark Forest

PCT : 3592, Sydney Coastal
Enriched Sandstone Forest

PCT : 4091, Grey Mangrove-River
Mangrove Forest

Data Sources:
NSW Spatial Information eXchange catalogue,
Nearmap imagery WMS (December 2025)



0 25 50
m

Coordinate System: GDA2020 MGA Zone 56

Scale: 1:2,000 at A4

Project Number: 610.032512

Date: 03-Dec-2025

Drawn by: JH





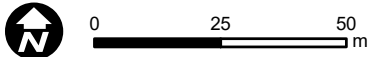
**NORTH RYDE DATA CENTRE
BDAR**

Plant Community Types

FIGURE 4

- Rivers, Streams and Estuaries
- Development Footprint
- Subject Land
- Plant Communities**
 - PCT 3592 - Sydney Coastal Enriched Sandstone Forest
 - PCT 3967 - Northern Lower Floodplain Eleocharis Wetland
 - Other
 - Non-Native Vegetation

Data Sources:
NSW Spatial Information eXchange catalogue,
Nearmap imagery WMS (December 2025)



Coordinate System:	GDA2020 MGA Zone 56
Scale:	1:1,500 at A4
Project Number:	610.032512
Date:	03-Dec-2025
Drawn by:	JG



4.0 Native vegetation, threatened ecological communities and vegetation integrity

4.1 Native vegetation extent

The native vegetation within the Subject Land consists of a remnant native vegetation and native regrowth, with the remainder comprising either non-native vegetation, rock outcrop or cleared and disturbed land (**Figure 3** and **Figure 4**). The Subject Land is approximately 2.6 ha in size and contains approximately 1.91 ha of native vegetation (**Figure 3**). The development footprint area is approximately 1.8 ha, with approximately 0.93 ha of native vegetation to be impacted by the proposed development (**Figure 4**).

4.1.1 Changes to the mapped native vegetation extent

Differences between the actual native vegetation extent and vegetation extent shown on aerial imagery (Nearmap 2025) used in figures for this BDAR are due to slight changes in canopy cover and refining native regrowth and exotic vegetation. This is supported by field reconnaissance by SLR in May 2025. The vegetation extent changes are shown from **Figure 3** to actual vegetation extent shown in **Figure 4**.

4.1.2 Areas that are not native vegetation

Areas that are not native vegetation are indicated on **Figure 4** and include exotic trees, shrubs and thickets (see **Photo 2**).

These areas have been excluded by regional mapping (NSW DCCEEW 2025a) and have been verified by SLR in 2025.

Photo 2: Exotic vegetation



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 5** and their extent is shown in Figure 4 Plant community types. Detailed descriptions of each PCT are provided in the following subsections.

Table 5 PCTs identified within the subject land

PCT ID	PCT name	Subject land area (ha)
3592	Sydney Coastal Enriched Sandstone Forest	1.78
3967	Northern Lower Floodplain Eleocharis Wetland	0.14
Total area		1.92

4.2.2 Sydney Coastal Enriched Sandstone Forest

4.2.2.1 PCT overview

Table 6 provides an overview of Sydney Coastal Enriched Sandstone Forest based on data contained within the BioNet Vegetation Classification, and the extent of this PCT within the subject land.

Table 6 PCT 3592 Sydney Coastal Enriched Sandstone Forest

PCT ID	3592
PCT name	Sydney Coastal Enriched Sandstone Forest
Vegetation formation	Dry Sclerophyll Forests (Shrubby sub-formation)
Vegetation class	Sydney Coastal Dry Sclerophyll Forests
Per cent cleared value (%)	60.82
Extent within subject land (ha)	1.78

BioNet Vegetation Classification community profile (NSW DCCEE 2024c) described this community as:

A tall to very tall shrubby sclerophyll open forest found on slightly enriched Hawkesbury Sandstone soils on sheltered slopes and occasionally crests on the Sydney coastal sandstone plateaus. The tree canopy very frequently includes a high cover of Angophora costata commonly in combination with Corymbia gummifera and Eucalyptus piperita, with Eucalyptus pilularis occasionally locally abundant. A taller mid-stratum is characterised by very frequent however sparse cover of Pittosporum undulatum and Allocasuarina littoralis or Allocasuarina torulosa. A mid-dense lower shrub layer is comprised of dry sclerophyll species that commonly include Leptospermum trinervium, Persoonia levis, Lomatia silaifolia, Acacia ulicifolia and Dodonaea triquetra, with Banksia serrata and Banksia spinulosa recorded occasionally. The ground layer is typically a sparse cover of graminoids that almost always includes Dianella caerulea and Lomandra longifolia



with the grass Entolasia stricta and fern Pteridium esculentum, with frequent occurrences of climbers such as Smilax australis. This PCT is primarily distributed at elevations of less than 200 metres asl downslope of shale soils on the north shore of Sydney and Sutherland and on the Narrabeen sandstone escarpment along the Pittwater Peninsular. It grades into a heathy forest PCT 3595 on rocky Hawkesbury Sandstone gullies or moist shrub and fern forest PCT 3176 with increased shelter in deeper gullies.

Photo 3 PCT 3592 Sydney Coastal Enriched Sandstone Forest in the southern portion of the Subject Land



4.2.2.2 Condition states

PCT 3592 vegetation is split into two condition states, as 'Regrowth' and 'ModGood'. Regrowth vegetation condition is defined as the following:

- Vegetation containing regrowth native trees with large mature trees absent;
- Shrub layer contains low native diversity and cover dominated by *Kunzea ambigua*.
- Understorey cover low dominated by exotic grass with occasional native sedges and rushes

The PCT 3592 ModGood vegetation condition is defined as the following:

- Vegetation containing native trees with large mature trees;
- Shrub layer is moderately dense with high native species diversity.
- Understorey cover dominated by grasses with occasional ferns and forbs

4.2.2.3 Justification of PCT selection

The following information in **Table 7** was used in the decision-making process for identifying PCT 3592 as the best fit PCT:



Table 7: PCT 3592 Selection

Seach term	Selection
IBRA Bioregion	Sydney Basin
IBRA Subregion	Pittwater
Vegetation Formation	Dry Sclerophyll Forests (Shrubby sub-formation)
Vegetation Class	Sydney Coastal Dry Sclerophyll Forests
Tree Growth Form Group Species	" <i>Angophora costata</i> , <i>Banksia serrata</i> , <i>Casuarina glauca</i> , <i>Ceratopetalum gummiferum</i> , <i>Eucalyptus pilularis</i> , <i>Eucalyptus sieberi</i> , <i>Glochidion Ferdinand</i> , <i>Melaleuca quinquenervia</i> "
Short list	A list of the top seven PCTs were returned including: 3594, 3595, 3581, 3592, 3596, 3586 and 3593. PCT 3594 was eliminated as vegetation does not contain key diagnostic species <i>Eucalyptus botryoides</i>. PCT 3595 was eliminated as vegetation does not contain high cover of key diagnostic species <i>Eucalyptus piperita</i> with <i>Corymbia gummifera</i>. PCT 3581 was eliminated as it was not within the typical distribution of between Gosford and Wallis Lake on the Lower North and Hunter coasts. PCT 3596 was eliminated due to lack of key diagnostic tree species <i>Eucalyptus piperita</i>. PCT 3592 is the SVTM mapped PCT for the site. Additionally, contains the key diagnostic tree species of <i>Angophora costata</i> and localised abundance of <i>Eucalyptus pilularis</i>. Therefore, this community is retained as the best fit. PCT 3586 was eliminated due to lack of diagnostic tree species <i>Eucalyptus haemastoma</i> with <i>Corymbia gummifera</i> and <i>Angophora hispida</i>. PCT 3593 was eliminated due to lack of diagnostic tree species <i>Corymbia gummifera</i> with <i>Eucalyptus haemastoma</i>, or one or more species of stringybark eucalypts.
Selection	The vegetation community observed on site constitutes PCT 3592. This community is a tall to very tall shrubby sclerophyll open forest found on enriched sandstone soils on sheltered slopes and occasionally on crests. The tree canopy very frequently includes a high cover of <i>Angophora costata</i>, with <i>Eucalyptus pilularis</i> occasionally locally abundant. The mid-stratum is characterised by sparse cover of <i>Pittosporum undulatum</i>, and mid-dense lower shrub layer <i>Lomatia silaifolia</i>, <i>Acacia ulicifolia</i>, <i>Dodonaea triquetra</i> and <i>Banksia serrata</i> as recorded in the Subject Land. The ground layer is typically of the PCT with a sparse cover of graminoids that includes <i>Dianella caerulea</i> and <i>Lomandra longifolia</i> with the grass <i>Entolasia stricta</i> and fern <i>Pteridium esculentum</i>, with frequent occurrences of climbers such as <i>Smilax australis</i>. This PCT is primarily distributed at elevations of less than 200 metres asl, in line with the Subject Lands 20-46 m asl. downslope of shale soils on the north shore of Sydney and Sutherland and on the Narrabeen sandstone escarpment along the Pittwater Peninsular. Plot data included seven tree species that are associated with PCT 3592 including <i>Angophora costata</i>, <i>Banksia serrata</i>, <i>Ceratopetalum gummiferum</i>, <i>Eucalyptus pilularis</i>, <i>Eucalyptus sieberi</i>, <i>Glochidion Ferdinand</i>, <i>Pittosporum undulatum</i>.

PCT 3592 was determined as the best fit based on the canopy and mid storey species, as well as the extent.

4.2.2.4 Alignment with BC Act listed TECs

Plant Community Type 3592 is not associated with any NSW BC Act TECs listed under Schedule 2.



4.2.2.5 Alignment with EPBC Act listed ECs

Plant Community Type 3592 is not associated with any commonwealth EPBC Act listed TECs.

4.2.3 Norther Lower Floodplain Eleocharis Wetland

4.2.3.1 PCT overview

Table 6 provides an overview of Northern Lower Floodplain Eleocharis Wetland based on data contained within the BioNet Vegetation Classification, and the extent of this PCT within the subject land.

Table 8 PCT 3967 Northern Lower Floodplain Eleocharis Wetland

PCT ID	3967
PCT name	Northern Lower Floodplain Eleocharis Wetland
Vegetation formation	Freshwater Wetland
Vegetation class	Coastal Freshwater Lagoons
Per cent cleared value (%)	82.65
Extent within subject land (ha)	0.14

BioNet Vegetation Classification community profile (NSW DCCEE 2024c) described this community as:

A tall to very tall freshwater sedgeland occurring in poorly drained Quaternary alluvial backswamps on broad coastal floodplains of the North Coast botanical division, usually at elevations of below 5 metres asl on organically enriched fine-grained sediments. Eleocharis equisetina very frequently forms a mid-dense to dense upper layer, almost always accompanied by a sparse or very sparse layer of other sedges, rushes, aquatic forbs and grasses. Paspalum distichum very frequently occurs, while Ludwigia peploides subsp. montevidensis, Azolla pinnata and Persicaria decipiens are common, Typha orientalis is occasional, and Eleocharis sphacelata and Schoenoplectus validus are rare. A very sparse emergent tree layer is rare, however may include Casuarina glauca or melaleucas. This PCT describes very low-lying non-woody sedgelands on muddy backswamp deposits on wide river floodplains of the North Coast that are not dominated by Phragmites australis. Within this domain this PCT can encompass a range of sedgeland and aquatic forb assemblages. For example, two plots (one in the Hunter valley and one in the Clarence valley) with a very high foliage cover of Maundia triglochinos and other aquatic forbs, rushes and sedges, and are included in this PCT based on environmental domain. Other floristic variants are likely to remain unsampled using standard plot-based techniques. This PCT overlaps in environmental domain with PCT 3962, sometimes occurring within the same swamp, however the latter is distinguished by the strong dominance of Phragmites australis. PCT 3975 also occurs on alluvial backswamps of coastal floodplains, however, primarily occurs on the Central Coast and South Coast botanical divisions (with overlap on the lower Hunter River floodplain) and does not feature Eleocharis equisetina. PCT 3967 is weakly floristically related to PCT 3970, however the latter occurs in freshwater swamps on sand behind coastal barrier deposits. PCT 3964 also occurs on the North Coast, however it is at higher elevations (around 20 metres asl), is further inland and on currently available



information lacks Eleocharis equisetina and Paspalum distichum. PCT 3967 often occurs in disturbed environments and may potentially include derived states.

Photo 4 PCT 3967 Northern Lower Floodplain Eleocharis Wetland on northern portion of the subject land



4.2.3.2 Condition states

All PCT 3967 vegetation mapped in the subject land is considered the same condition state, as 'Regrowth'. Regrowth vegetation condition is defined as the following:

- Vegetation mostly absent of native tree species with occasional regrowth casuarina and melaleuca;
- Shrub layer absent.
- Understorey layer dominated by wet area sedges, rushes and grasses.

4.2.3.3 Justification of PCT selection

The following information in **Table 7** was used in the decision-making process for identifying PCT 3967 as the best fit PCT:

Table 9: PCT 3967 Selection

Search term	Selection
IBRA Bioregion	Sydney Basin
IBRA Subregion	Pittwater
Vegetation Formation	Freshwater Wetland
Species	<i>Casuarina cunninghamiana</i> , <i>Casuarina glauca</i> , <i>Melaleuca quinquenervia</i> , <i>Baumea articulata</i> , <i>Cyperus polystachyos</i> , <i>Fimbristylis dichotoma</i> , <i>Juncus planifolius</i> , <i>Paspalum distichum</i> , <i>Pseudoraphis paradoxa</i> , <i>Schoenoplectus</i>



Search term	Selection
	<i>mucronatus</i> , <i>Schoenoplectus Validus</i> , <i>Typha domingensis</i> , <i>Typha orientalis</i> , <i>Persicaria decipiens</i> , <i>Pteridium esculentum</i>
Short list	Following the search selections above, the top seven PCTs listed included: 4006, 3967, 4028, 4023, 3989, 4042 and 3962. PCT 4006 was eliminated due to lack of key diagnostic Eucalypts. PCT 3967 contained the most key diagnostic species with nine associated. Therefore, this community is retained as the best fit. PCT 4028 was eliminated as vegetation is not a tall to very tall open forest or woodland. PCT 4023 was eliminated due to lack of key diagnostic red gums. PCT 3989 was eliminated as the vegetation is not considered tall to very tall, mid-dense to dense sclerophyll forest and lack key diagnostic species <i>Eucalyptus robusta</i>. PCT 4042 was eliminated as the vegetation is not considered very tall to extremely tall sclerophyll open forest and lacks key diagnostic eucalypts. PCT 3962 was eliminated due to lack of key diagnostic <i>Phragmites australis</i>.
Selection	As this community is formed due to regrowth within artificial habitat, the PCT selection is of best fit. The vegetation community observed on site constitutes PCT 3967. This community is freshwater wetland dominated by sedges, rushes, aquatic forbs and grasses. Plot data included nine species that are associated with PCT 3967 including <i>Casuarina glauca</i>, <i>Melaleuca quinquenervia</i>, <i>Cyperus polystachyos</i>, <i>Paspalum distichum</i>, <i>Schoenoplectus mucronatus</i>, <i>Schoenoplectus Validus</i>, <i>Typha domingensis</i>, <i>Typha orientalis</i>, <i>Persicaria decipiens</i>,

PCT 3967 was determined as the best fit based on the canopy and mid storey species, as well as the extent.

4.2.3.4 Alignment with BC Act listed TECs

Plant Community Type 3967 is associated with endangered ecological community (EEC), *Freshwater Wetlands on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions* (Freshwater Wetland EEC) listed under Schedule 2 of the BC Act. As the wetland is artificially formed from the excavation of sandstone bedrock it is not considered the Freshwater Wetland EEC under the final determination.

4.2.3.5 Alignment with EPBC Act listed ECs

There are no EPBC Act associated ecological communities with PCT 3967.

4.3 Threatened ecological communities

There are no associated TECs within the subject land.

The following sources were consulted to inform the TEC determination:

- The BioNet Vegetation Classification (BioNet Veg-C) profile for PCT 3592, which identifies no associated TECs.

4.4 Vegetation zones

Section 4.3.1 of BAM 2020 describes mapping of vegetation condition under “*broad condition states*” and suggests the following approach: “*Disturbance to growth form groups for tree, shrub and ground cover or extent of exotics (or combinations of these) can be used to identify areas of similar condition*”. Due to observed disturbance in certain areas of the



mapped PCT 3592 in the Subject Land, two condition states were assigned into vegetation zones (**Figure 6**). Vegetation zone 3592_Regrowth describes PCT 3592 in a regrowth state where the area was completely cleared including the removal of all soil and excavation of sandstone bedrock. Vegetation zone 3592_ModGood describes where PCT 3592 in the Subject Land is in a moderate to good condition containing large mature trees, as well as all other stratum with low level of weed incursion. Vegetation zone 3967_Regrowth describes where PCT 3967 is within the Subject Land in a regrowth condition state where the area was completely cleared including the removal of all soil and excavation of sandstone bedrock leaving artificial low-lying areas that are periodically inundated by water.

Table 10 Vegetation zones and patch sizes

Vegetation zone ID	PCT ID number and name	Condition / other defining feature	Area (ha)	Patch size class	No. vegetation integrity plots required	No. vegetation integrity plots completed	No. vegetation integrity plots used in assessment	Plot IDs of vegetation integrity plots used in assessment
3592_Regrowth	3592	Regrowth	0.60	☐ <5 ha ☐ 5–24 ha ☐ 25–100 ha ☒ >100 ha	1	1	1	BAM01
3592_ModGood	3592	ModGood	1.18	☐ <5 ha ☐ 5–24 ha ☐ 25–100 ha ☒ >100 ha	1	1	1	BAM02
3967_Regrowth	3967	Regrowth	0.14	☐ <5 ha ☐ 5–24 ha ☐ 25–100 ha ☒ >100 ha	0	1	1	BAM03

4.5 Patch size

Patch size is defined in the BAM as an area of native vegetation that occurs on the Subject Land and all contiguous patches of native vegetation separated by a gap of less than 100 m (or ≤30 m for non-woody ecosystems). Patch size can extend onto adjoining land that is not part of the Subject Land.

Patch size for the vegetation zones mapped on the Subject Land has been calculated and includes all patches of PCT 3592 and PCT 3967 within the Subject Land extends onto adjoining land for several kilometres. The patch size polygons are shown in the Vegetation Zones map in **Figure 6** and collectively total an area exceeding 224 ha. Accordingly, the patch size class is >100 ha.





**NORTH RYDE DATA CENTRE
BDAR**

**Threatened Ecological
Communities and Threatened
Species**

FIGURE 5

-  BioNet record: *Darwinia biflora*
-  Rivers, Streams and Estuaries
-  Development Footprint
-  Subject Land

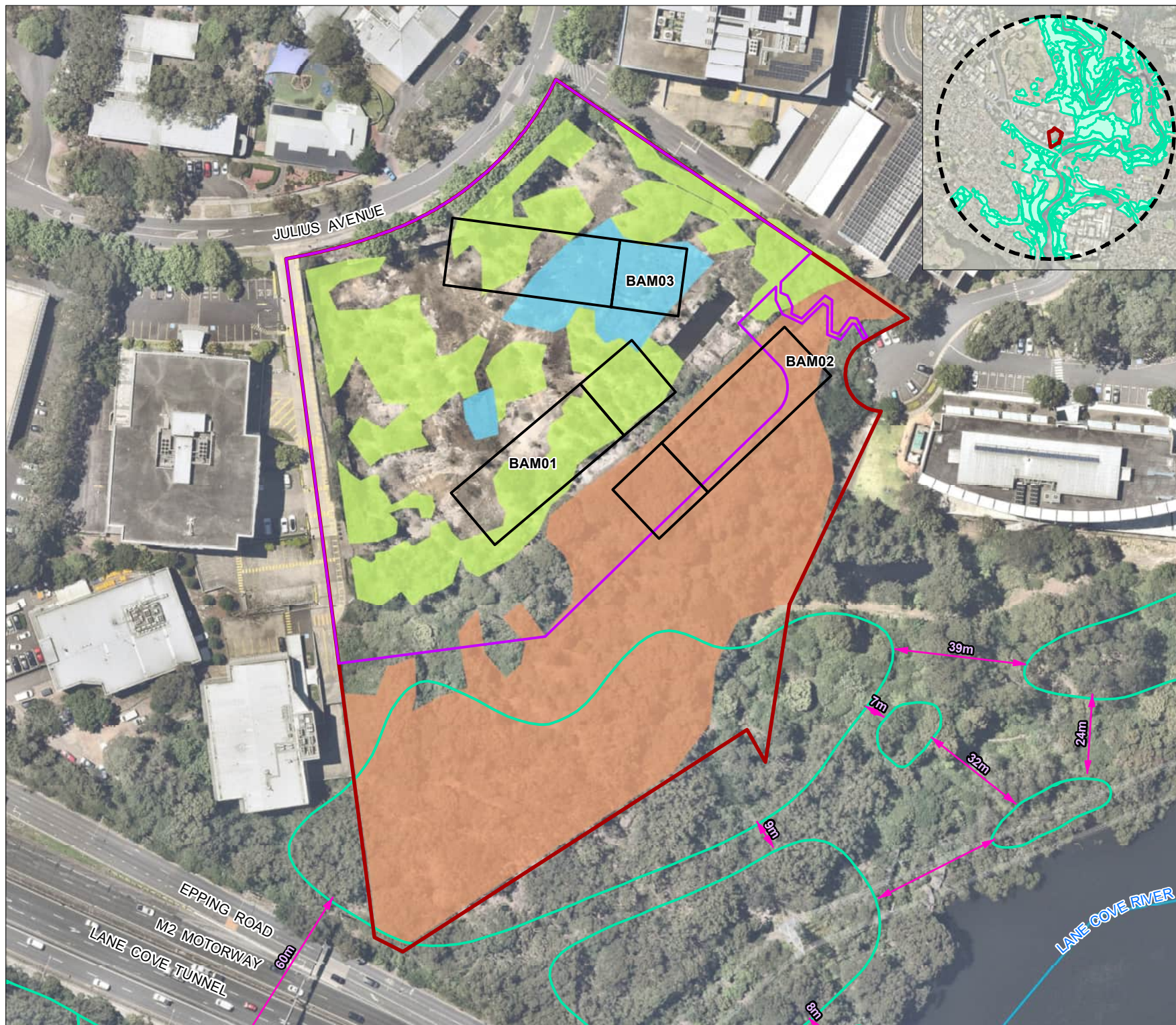
Data Sources:
NSW Spatial Information eXchange catalogue,
Nearmap imagery WMS (December 2025)



0 25 50
m

Coordinate System: GDA2020 MGA Zone 56
Scale: 1:1,500 at A4
Project Number: 610.032512
Date: 03-Dec-2025
Drawn by: JG





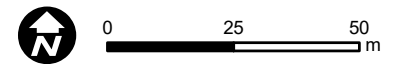
NORTH RYDE DATA CENTRE BDAR

Vegetation Zones, Patch Size and Plot Location

FIGURE 6

- Patch Size Assessment
- Rivers, Streams and Estuaries
- ▭ BAM Plot
- ▭ Development Footprint
- ▭ Subject Land
- ▭ Patch Size (224 Ha)
- Vegetation Zone**
 - VZ1 3596_Regrowth
 - VZ2 3592_ModGood
 - VZ3 4006_Wetland

Data Sources:
NSW Spatial Information eXchange catalogue,
Nearmap imagery WMS (December 2025)



Coordinate System: GDA2020 MGA Zone 56
Scale: 1:1,500 at A4
Project Number: 610.032512
Date: 03-Dec-2025
Drawn by: JG



4.6 Vegetation integrity (vegetation condition)

4.6.1 Vegetation integrity survey plots

The number of BAM plots sampled in each vegetation zone was based on the minimum number of plots required for the area of land subject to development in accordance with Table 3 of BAM 2020, being: <2 ha (1 plot); >2-5 ha (2 plots); >5-20 ha (3 plots); >20-50 ha (4 plots); >50-100 ha (5 plots); >100-250 ha (6 plots); >250-1000 ha (7 plots or more); >1000 (8 plots or more).

4.6.2 Scores

The vegetation integrity scores for each vegetation zone are presented in **Table 11**.

Table 11 Vegetation integrity scores

Vegetation zone ID	Composition condition score	Structure condition score	Function condition score (where relevant)	Vegetation integrity score	Hollow bearing trees present?
3592_Regrowth	25.8	41	38.9	34.5	No
3592_ModGood	53.2	35.2	73.5	51.7	No
3967_Regrowth	n/a	n/a	n/a	n/a	n/a

4.6.3 Use of benchmark data

Vegetation benchmarks used in the calculation of the Vegetation Integrity (VI) score were not amended and were adopted as per the BAM Calculator at the time of the assessment.

5.0 Habitat suitability for threatened species

5.1 Identification of threatened species for assessment

5.1.1 Ecosystem credit species

Table 12 lists all ecosystem credit species likely to occur on or use the subject land, and:

- Identifies the source of information (e.g. automatically populated in BAM-C, recently listed under the BC Act and not yet added to the TBDC, previous ecological reports)
- Justifies species added to the BAM-C auto-populated list or removed from the list in accordance with BAM Subsections 5.2.1 and 5.2.2
- Includes the sensitivity to gain class (from the TBDC)



Table 12 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	Sensitivity to gain class
		BC Act	EPBC Act						
Dusky Woodswallow	<i>Artamus cyanopterus cyanopterus</i>	Vulnerable	Not listed	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	n/a	3592_Regrowth 3592_ModGood	Moderate
Gang-gang Cockatoo (Foraging)	<i>Callocephalon fimbriatum</i>	Endangered	Endangered	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	n/a	3592_Regrowth 3592_ModGood	Moderate
South-eastern Glossy Black-Cockatoo (Foraging)	<i>Calyptorhynchus lathami lathami</i>	Vulnerable	Vulnerable	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	n/a	3592_Regrowth 3592_ModGood	High
Brown Treecreeper (eastern subspecies)	<i>Climacteris picumnus victoriae</i>	Vulnerable	Vulnerable	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	n/a	3592_Regrowth 3592_ModGood	High
Varied Sittella	<i>Daphoenositta chrysoptera</i>	Vulnerable	Not listed	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	n/a	3592_Regrowth 3592_ModGood	Moderate



Common name	Scientific name	Listing status		Dual credit species	Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID	Sensitivity to gain class
		BC Act	EPBC Act						
Spotted-tailed Quoll	<i>Dasyurus maculatus</i>	Vulnerable	Endangered	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	n/a	3592_Regrowth 3592_ModGood	High
Eastern False Pipistrelle	<i>Falsistrellus tasmaniensis</i>	Vulnerable	Not listed	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	n/a	3592_Regrowth 3592_ModGood	High
Little Lorikeet	<i>Glossopsitta pusilla</i>	Vulnerable	Not listed	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	n/a	3592_Regrowth 3592_ModGood	High
White-bellied Sea-Eagle (Foraging)	<i>Haliaeetus leucogaster</i>	Vulnerable	Not listed	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	Habitat constraint – Subject Land contains waterbodies; Within 1km of a rivers, lakes, large dams or creeks, wetlands and coastlines	3592_Regrowth 3592_ModGood	High
Little Eagle (Foraging)	<i>Hieraaetus morphnoides</i>	Vulnerable	Not listed	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	n/a	3592_Regrowth 3592_ModGood	Moderate
White-throated Needletail	<i>Hirundapus caudacutus</i>	Vulnerable	Vulnerable	No	☒ BAM-C	Yes	n/a	3592_Regrowth	High



Common name	Scientific name	Listing status		Dual credit species	Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID	Sensitivity to gain class
		BC Act	EPBC Act						
					☐ TBDC ☐ Previous survey ☐ Current survey			3592_ModGood	
Broad-headed Snake	<i>Hoplocephalus bungaroides</i>	Endangered	Endangered	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	n/a	3592_Regrowth 3592_ModGood	High
Black Bittern	<i>Ixobrychus flavicollis</i>	Vulnerable	Not listed	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	Habitat constraints – No Waterbodies; Land within 40 m of freshwater and estuarine wetlands, in areas of permanent water and dense vegetation	3592_Regrowth 3592_ModGood	Moderate
Swift Parrot (Foraging)	<i>Lathamus discolor</i>	Endangered	Critically Endangered	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	n/a	3592_Regrowth 3592_ModGood	Moderate
Square-tailed Kite (Foraging)	<i>Lophoictinia isura</i>	Vulnerable	Not listed	Yes	☒ BAM-C ☒ TBDC ☐ Previous survey ☐ Current survey	Yes	n/a	3592_Regrowth 3592_ModGood	Moderate
Black-chinned Honeyeater	<i>Melithreptus gularis gularis</i>	Vulnerable	Not listed	No	☒ BAM-C ☒ TBDC	Yes	n/a	3592_Regrowth 3592_ModGood	Moderate



Common name	Scientific name	Listing status		Dual credit species	Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID	Sensitivity to gain class
		BC Act	EPBC Act						
(eastern subspecies)					☐ Previous survey ☐ Current survey				
Eastern Coastal Free-tailed Bat	<i>Micronomus norfolkensis</i>	Vulnerable	Not listed	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	n/a	3592_Regrowth 3592_ModGood	High
Little Bent-winged Bat (Foraging)	<i>Miniopterus australis</i>	Vulnerable	Not listed	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	n/a	3592_Regrowth 3592_ModGood	High
Large Bent-winged Bat (Foraging)	<i>Miniopterus orianae oceanensis</i>	Vulnerable	Not listed	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	n/a	3592_Regrowth 3592_ModGood	High
Turquoise Parrot	<i>Neophema pulchella</i>	Vulnerable	Not listed	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	n/a	3592_Regrowth 3592_ModGood	High
Eastern Osprey (Foraging)	<i>Pandion cristatus</i>	Vulnerable	Not listed	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey	Yes	n/a	3592_Regrowth 3592_ModGood	Moderate



Common name	Scientific name	Listing status		Dual credit species	Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID	Sensitivity to gain class
		BC Act	EPBC Act						
					☐ Current survey				
Scarlet Robin	<i>Petroica boodang</i>	Vulnerable	Not listed	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	n/a	3592_Regrowth 3592_ModGood	Moderate
Flame Robin	<i>Petroica phoenicea</i>	Vulnerable	Not listed	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	n/a	3592_Regrowth 3592_ModGood	Moderate
Golden-tipped Bat	<i>Phoniscus papuensis</i>	Vulnerable	Not listed	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	n/a	3592_Regrowth 3592_ModGood	High
Grey-headed Flying-fox (Foraging)	<i>Pteropus poliocephalus</i>	Vulnerable	Vulnerable	Yes	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	n/a	3592_Regrowth 3592_ModGood	High
Yellow-bellied Sheath-tail-bat	<i>Saccolaimus flaviventris</i>	Vulnerable	Not listed	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	n/a	3592_Regrowth 3592_ModGood	High



Common name	Scientific name	Listing status		Dual credit species	Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID	Sensitivity to gain class
		BC Act	EPBC Act						
Greater Broad-nosed Bat	<i>Scoteanax rueppellii</i>	Vulnerable	Not listed	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	n/a	3592_Regrowth 3592_ModGood	High
Rosenberg's Goanna	<i>Varanus rosenbergi</i>	Vulnerable	Not listed	No	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Yes	n/a	3592_Regrowth 3592_ModGood	High



All the ecosystem credit species have been included based on the TBDC habitat constraints. As all plant community types have been grouped into the same vegetation zone, none of the predicted ecosystem credit species have been assessed differently in different vegetation zones.

5.1.2 Species credit species

All species credit species (e.g. those that are automatically populated in BAM-C, recently listed under the BC Act or not yet added to the TBDC) and the relevant source of information (e.g. previous ecological reports, environmental impact statements, scientific literature, Council reports, site survey etc.) are listed in **Table 13** and **Table 14**. These tables also identify and justify species added to the BAM-C auto-populated list or removed from the list.



Table 13 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
		BC Act	EPBC Act				
Darwinia biflora	<i>Darwinia biflora</i>	V	V	☐ BAM-C ☐ TBDC ☒ Previous survey ☐ Current survey	Partial (when a species is retained within one vegetation zone but not another)	Habitat degraded in 3592_Regrowth – native vegetation present on the subject land is degraded from construction disturbances including excavation	3592_ModGood
Deyeuxia appressa	<i>Deyeuxia appressa</i>	E	E	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Partial (when a species is retained within one vegetation zone but not another)	Habitat degraded in 3592_Regrowth – native vegetation present on the subject land is degraded from construction disturbances including excavation	3592_ModGood
Bauer's Midge Orchid	<i>Genoplesium baueri</i>	E	E	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Partial (when a species is retained within one vegetation zone but not another)	Habitat degraded in 3592_Regrowth – native vegetation present on the subject land is degraded from construction disturbances including excavation	3592_ModGood
Haloragodendron lucasii	<i>Haloragodendron lucasii</i>	E	E	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	Removed under BAM-C geographic limitation "East of the Pacific Highway and south of Broken Bay". The subject land is west of the Pacific Highway and south of Broken Bay.	n/a
Julian's Hibbertia	<i>Hibbertia spanantha</i>	CE	CE	☒ BAM-C ☐ TBDC ☐ Previous survey	Partial (when a species is retained within one	Habitat degraded in 3592_Regrowth – native vegetation present on the subject land is degraded from	3592_ModGood



Common name	Scientific name	Listing status		Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID
		BC Act	EPBC Act				
				☐ Current survey	vegetation zone but not another)	construction disturbances including excavation	
Deane's Paperbark	<i>Melaleuca deanei</i>	V	V	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Partial (when a species is retained within one vegetation zone but not another)	Habitat degraded in 3592_Regrowth – native vegetation present on the subject land is degraded from construction disturbances including excavation	3592_ModGood
Hairy Geebung	<i>Persoonia hirsuta</i>	E	E	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Partial (when a species is retained within one vegetation zone but not another)	Habitat degraded in 3592_Regrowth – native vegetation present on the subject land is degraded from construction disturbances including excavation	3592_ModGood
Seaforth Mintbush	<i>Prostanthera marifolia</i>	CE	CE	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Partial (when a species is retained within one vegetation zone but not another)	Habitat degraded in 3592_Regrowth – native vegetation present on the subject land is degraded from construction disturbances including excavation	3592_ModGood
Eastern Australian Underground Orchid	<i>Rhizanthella slateri</i>	V	E	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Partial (when a species is retained within one vegetation zone but not another)	Habitat degraded in 3592_Regrowth – native vegetation present on the subject land is degraded from construction disturbances including excavation	3592_ModGood



Table 14 Predicted fauna species credit species

Common name	Scientific name	Listing status		Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID
		BC Act	EPBC Act				
Large-eared Pied Bat	<i>Chalinolobus dwyeri</i>	E	E	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Partial (when a species is retained within one vegetation zone but not another)	Habitat degraded in 3592_Regrowth – native vegetation present on the subject land is degraded from construction disturbances including excavation	3592_ModGood
Swift Parrot (Breeding)	<i>Lathamus discolor</i>	E	CE	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	No	Not mapped on the species Important Habitat Map	n/a
Little Bent-winged Bat (Breeding)	<i>Miniopterus australis</i>	V	-	☒ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Partial (when a species is retained within one vegetation zone but not another)	Habitat degraded in 3592_Regrowth – native vegetation present on the subject land is degraded from construction disturbances including excavation	3592_ModGood
Large Bent-winged Bat (Breeding)	<i>Miniopterus orianae oceanensis</i>	V	-	☐ BAM-C ☐ TBDC ☐ Previous survey ☐ Current survey	Partial (when a species is retained within one vegetation zone but not another)	Habitat degraded in 3592_Regrowth – native vegetation present on the subject land is degraded from construction disturbances including excavation	3592_ModGood



All species were eliminated in vegetation zone 3592_Regrowth on the bases of 'habitat degraded', available habitat has been highly modified with complete removal of topsoil and excavation of sandstone bedrock approximately 20 years ago, with the majority of the zone cleared of woody vegetation a decade prior (Spatial Services 2025). The soil within the 3592_regrowth zone is very shallow, approximately 0-5 cm, occurring as a thin layer above sandstone bedrock.

Photo 5: Disturbed soil present in 3592_Regrowth



Haloragodendron lucasii was excluded due to geographic limitation “East of the Pacific Highway and South of Broken Bay” as the subject land is west of the Pacific Highway. Additionally, the Swift Parrot *Lathamus discolor* was excluded based on the habitat constraints, as the site is not mapped on the Important Habitat Map.

The remaining eight candidate plant species have been retained in vegetation zone 3592_ModGood.

5.2 Presence of candidate species credit species

In accordance with BAM Subsection 5.2.4 candidate species listed in **Table 15** and **Table 16** are determined to be present within the subject land based on:

- assumed presence within the subject land,
- an important habitat map (for dual credit species),
- targeted threatened species surveys, or
- an expert report.



Table 15 Determining the presence of candidate flora species credit species on the subject land

Common name	Scientific name	Listing status		Method used to determine presence	Present?	Further assessment required?
		BC Act	EPBC Act			
<i>Darwinia biflora</i>	<i>Darwinia biflora</i>	V	V	targeted threatened species surveys and assumed presence	Yes	Yes
Deyeuxia appressa	<i>Deyeuxia appressa</i>	E	E	assumed presence	Yes	Yes
Bauer's Midge Orchid	<i>Genoplesium baueri</i>	E	E	targeted threatened species surveys	No	No
Julian's Hibbertia	<i>Hibbertia spanantha</i>	CE	CE	targeted threatened species surveys	No	No
Deane's Paperbark	<i>Melaleuca deanei</i>	V	V	targeted threatened species surveys	No	No
Hairy Geebung	<i>Persoonia hirsuta</i>	E	E	targeted threatened species surveys	No	No
Seaforth Mintbush	<i>Prostanthera marifolia</i>	CE	CE	targeted threatened species surveys	No	No
Eastern Australian Underground Orchid	<i>Rhizanthella slateri</i>	V	E	targeted threatened species surveys	No	No

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

Common name	Scientific name	Listing status		Method used to determine presence	Present?	Further assessment required?
		BC Act	EPBC Act			
Large-eared Pied Bat	<i>Chalinolobus dwyeri</i>	E	E	Assumed present	Assumed present	Yes
Little Bent-winged Bat (Breeding)	<i>Miniopterus australis</i>	V	-	Assumed present	Assumed present	Yes
Large Bent-winged Bat (Breeding)	<i>Miniopterus orianae oceanensis</i>	V	-	Assumed present	Assumed present	Yes



5.3 Threatened species surveys

Targeted threatened species surveys and habitat assessment surveys were undertaken by Josh and/or Elise on 6 March 2025 followed by 1 May 2025 and 7 May 2025. The qualifications and roles of field survey personnel is included in **Table 17**.

Table 17 Field Survey Personnel Experience

Staff	Experience
Joshua Drane	Joshua has seven years' ecological consulting experience including undertaking a range of ecological assessments over NSW. Joshua has experience planning and undertaking fauna surveys using the following techniques/equipment: diurnal bird census, spotlighting, call playback, infrared cameras, ultrasonic bat detector, harp trapping, tube traps and reptile searches. Joshua has undertaken over 100 BAM vegetation plots assessing PCTs and vegetation condition.
Elise Newberry	Elise has over one year of ecological consulting experience including undertaking field surveys in NSW. She has experience undertaking targeted threatened flora searches. Elise has experience undertaking fauna surveys using the following techniques/equipment: spotlighting, call playback, infrared cameras, ultrasonic bat detector, harp trapping, cage trapping, tube traps, pitfall traps and reptile searches.

A threatened flora search was conducted in and around the development footprint. The flora transects were conducted at approximately 10 m spacing. The survey covered all areas of impacted vegetation, as well as vegetation in immediate proximity to the development footprint boundary.

Day-time bat roost searches were conducted on the 6 March 2025 using a high-powered head torch and handheld bat detector. No other targeted surveys were conducted. No threatened species were recorded during site visit.

5.4 Expert reports

No expert reports have been used to determine species presence/absence.

5.5 More appropriate local data (where relevant)

More appropriate local data has not been adopted for this assessment.

5.6 Species Polygons (for Relevant Species Credit Species)

Five threatened species have been assumed present, including:

- Little Bent-winged Bat *Miniopterus australis*
- Large Bent-winged Bat *Miniopterus orianae oceanensis*
- Large-eared Pied Bat *Chalinolobus dwyeri*
- *Darwinia biflora*
- *Deyeuxia appressa*



5.6.1 Bent-winged Bats

Due to rocky areas and cliffs in the subject land and surrounding assessment area, the cave dwelling bats, being Little Bent-winged Bat and Large Bent-winged Bat, are assumed present. All breeding habitat including the cave, or other features, used for breeding and the area immediately surrounding this feature must be mapped. According to the TBDC Species polygon boundaries for the Bent-winged Bats should have a 100 m radius buffer around an accurate GPS point location centred on the cave/feature entrance. Following the TBDC, the species polygons for each species assumed present are included in **Table 18** and shown in **Figure 7**.

5.6.2 Large-eared Pied Bat

The Threatened Bat Survey Guide (DPIE 2021) states potential habitat and features to include in Large-eared Pied Bat species polygons as “Use topographic maps and high resolution imagery to identify habitat features within 2 kilometres of the subject land. Create two buffers: one for breeding habitat, and one for species habitat. For this species the feature is caves, scarps, cliffs, rock overhangs and disused mines and the buffer distances are 100 metres for breeding habitat and 2 kilometres for species habitat.” Species polygons are shown in Figure 9 with breeding habitat shown by yellow dashed polygon and habitat features polygon by green hatched area.



Table 18 Results for present species (recorded within the subject land)

Common name	Scientific name	Biodiversity risk weighting	SAIL entity	Habitat constraints / microhabitats present on the subject land / vegetation zone	Abundance – No. individual plants present on subject land	Extent (ha) of suitable habitat present on site	TBDC species specific recommendations e.g. buffers, general comments (where relevant)	Habitat condition (VI score)
Large-eared Pied Bat	<i>Chalinolobus dwyeri</i>	Very High (3)	Yes	3592_ModGood 3592_Regrowth	Assumed present	0.79	Create two buffers: one for breeding habitat, and one for species habitat. For this species the feature is caves, scarps, cliffs, rock overhangs and disused mines and the buffer distances are 100 metres for breeding habitat and 2 kilometres for species habitat	51.7 & 34.5
Little Bent-winged Bat (Breeding)	<i>Miniopterus australis</i>	Very High (3)	Yes	3592_ModGood 3592_Regrowth	Assumed present	0.79	Species polygon boundaries should have a 100m radius buffer around an accurate GPS point location centred on the cave/feature entrance.	51.7 & 34.5
Large Bent-winged Bat (Breeding)	<i>Miniopterus orianae oceanensis</i>	Very High (3)	Yes	3592_ModGood 3592_Regrowth	Assumed present	0.79	Species polygon boundaries should have a 100m radius buffer around an accurate GPS point location centred on the cave/feature entrance.	51.7 & 34.5
Darwinia biflora	<i>Darwinia biflora</i>	High (2)	No	3592_ModGood	Assumed present	0.20	If assumed to be present, the species polygon should be mapped to include all suitable habitat on the subject land	51.7



Common name	Scientific name	Biodiversity risk weighting	SAIL entity	Habitat constraints / microhabitats present on the subject land / vegetation zone	Abundance – No. individual plants present on subject land	Extent (ha) of suitable habitat present on site	TBDC species specific recommendations e.g. buffers, general comments (where relevant)	Habitat condition (VI score)
Deyeuxia appressa	<i>Deyeuxia appressa</i>	Very High (3)	Yes	3592_ModGood	Assumed present	0.20	30 metre buffer around record. As the species is assumed present, all suitable habitat vegetation zone 3592_ModGood was divided by the area of a 30 metre buffer to provide estimated count	51.7



Table 19 Results for EPBC Act listed species present (recorded within the subject land)

Common name	Scientific name	Abundance – No. individual plants present on subject land	Extent (ha) of suitable habitat present on site
n/a	n/a	n/a	n/a

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Fauna Species Polygons

FIGURE 7A

- Cave
- Development Footprint
- Subject Land
- ▨ Potential Cliffline
- Rocky Outcrop
- Large Bent-winged Bat *Miniopterus orianae oceanensis* and Little Bent-winged Bat *Miniopterus australis* habitat
- Large-eared Pied Bat *Chalinolobus dwyeri* breeding habitat and potential roost habitat

Data Sources:
NSW Spatial Information eXchange catalogue,
Nearmap imagery WMS (December 2025)



0 25 50
m

Coordinate System: GDA2020 MGA Zone 56

Scale: 1:1,500 at A4

Project Number: 610.032512

Date: 03-Dec-2025

Drawn by: JG



JULIUS AVENUE

EPPING ROAD

M2 MOTORWAY

LANE COVE TUNNEL



**NORTH RYDE DATA CENTRE
BDAR**

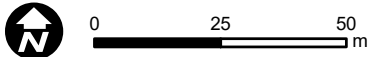
Plant Species Polygons

FIGURE 7B

-  Development Footprint
-  Subject Land
-  *Darwinia biflora* and *Deyeuxia appressa**

*as this species is assumed present
count is calculated from suitable habitat
area of 3592_ModGood divided by area
of 30m species buffer

Data Sources:
NSW Spatial Information eXchange catalogue,
Nearmap imagery WMS (December 2025)



Coordinate System:	GDA2020 MGA Zone 56
Scale:	1:1,500 at A4
Project Number:	610.032512
Date:	03-Dec-2025
Drawn by:	JG



6.0 Identifying prescribed impacts

Prescribed impact features are identified in Table 20 and mapped on Figure 1 and Figure 2.

Table 20 Prescribed impacts identified

Feature	Present	Description of feature characteristics and location	Threatened entities that use, are likely to use, or are part of the habitat feature. Where relevant, threatened species or fauna that are part of a TEC or EC, that are at risk of vehicle strike
Karst, caves, crevices, cliffs, rocks or other geological features of significance	☒ Yes / ☐ No	The subject land contains large areas of rock outcropping with crevices and three identified caves and rock overhang features	Threatened microbats (including Large-eared Pied Bat, Little Bent-winged Bat and Large Bent-winged Bat) which could roost, forage or breed in the caves and crevices on the subject land
Human-made structures	☐ Yes / ☒ No	n/a	n/a
Non-native vegetation	☒ Yes / ☐ No	Various patches of exotic thickets dominated by lantana and privet	Ecosystem credit species which could forage/perch across the site (such as Dusky Woodswallow, Gang-gang Cockatoo, South-eastern Glossy Black-Cockatoo, Brown Treecreeper (eastern subspecies), Varied Sittella, Spotted-tailed Quoll, Eastern False Pipistrelle, Little Lorikeet, White-bellied Sea-Eagle, Little Eagle, White-throated Needle-tail, Broad-headed Snake, Black Bittern, Swift Parrot, Square-tailed Kite, Black-chinned Honeyeater (eastern subspecies), Eastern Coastal Free-tailed Bat, Little Bent-winged Bat, Large Bent-winged Bat, Turquoise Parrot, Eastern Osprey, Scarlet Robin, Flame Robin, Golden-tipped Bat, Grey-headed Flying-fox, Yellow-bellied Sheath-tail-bat, Greater Broad-nosed Bat and Rosenberg's Goanna) and Candidate species Large-eared Pied Bat
Habitat connectivity	☒ Yes / ☐ No	Local corridor in the southern portion of the site connecting the national park in the northeast to several parks and reserves to the south	Ecosystem credit species which could forage/perch across the site (such as Dusky Woodswallow, Gang-gang Cockatoo, South-eastern Glossy Black-Cockatoo, Brown Treecreeper (eastern subspecies), Varied Sittella, Spotted-tailed Quoll, Eastern False Pipistrelle, Little Lorikeet, White-

Feature	Present	Description of feature characteristics and location	Threatened entities that use, are likely to use, or are part of the habitat feature. Where relevant, threatened species or fauna that are part of a TEC or EC, that are at risk of vehicle strike
			bellied Sea-Eagle, Little Eagle, White-throated Needletail, Broad-headed Snake, Black Bittern, Swift Parrot, Square-tailed Kite, Black-chinned Honeyeater (eastern subspecies), Eastern Coastal Free-tailed Bat, Little Bent-winged Bat , Large Bent-winged Bat, Turquoise Parrot, Eastern Osprey, Scarlet Robin, Flame Robin, Golden-tipped Bat, Grey-headed Flying-fox, Yellow-bellied Sheath-tail-bat, Greater Broad-nosed Bat and Rosenberg's Goanna) and Candidate species Large-eared Pied Bat
Waterbodies, water quality and hydrological processes	☒ Yes / ☐ No	Artificial wetland and dam	There are no threatened species likely to use this habitat on site
Wind turbine strikes (wind farm development only)	☐ Yes / ☒ No	n/a	n/a
Vehicle strikes	☒ Yes / ☐ No	a new public street along the southern part of the Subject Land	Ecosystem credit species which could forage/perch across the site (such as Dusky Woodswallow, Gang-gang Cockatoo, South-eastern Glossy Black-Cockatoo, Brown Treecreeper (eastern subspecies), Varied Sittella, Spotted-tailed Quoll, Eastern False Pipistrelle, Little Lorikeet, White-bellied Sea-Eagle, Little Eagle, White-throated Needletail, Broad-headed Snake, Black Bittern, Swift Parrot, Square-tailed Kite, Black-chinned Honeyeater (eastern subspecies), Eastern Coastal Free-tailed Bat, Little Bent-winged Bat , Large Bent-winged Bat, Turquoise Parrot, Eastern Osprey, Scarlet Robin, Flame Robin, Golden-tipped Bat, Grey-headed Flying-fox, Yellow-bellied Sheath-tail-bat, Greater Broad-nosed Bat and Rosenberg's Goanna) and

Feature	Present	Description of feature characteristics and location	Threatened entities that use, are likely to use, or are part of the habitat feature. Where relevant, threatened species or fauna that are part of a TEC or EC, that are at risk of vehicle strike
			Candidate species Large-eared Pied Bat

The list of threatened entities was generated based on site survey, habitat assessment and consideration of the habitats described for each species in the TBDC. Whilst there is currently no evidence of microbats using the cave structures on the subject land, according to the TBDC it is possible that they could utilise the cave structures for roosting and breeding from time to time. Whilst there is currently no evidence of threatened species using the areas of non-native vegetation across the subject land, there are several species which could roost and forage over the site from time to time.

In addition, the development provides a low risk to bird collisions as its design incorporates ultraviolet (UV) reflective glass and facades to help break up large undetectable surfaces (Greenbox 2025a). therefore, it is unlikely that any threatened bird flying over the site would be impacted from collision with the development.

STAGE 2: IMPACT ASSESSMENT (BIODIVERSITY VALUES AND PRESCRIBED IMPACTS)

7.0 Avoid and minimise impacts

7.1 Avoid and minimise direct and indirect impacts

7.1.1 Project location

The proposal is for a data centre development to be constructed on land which has been suitably zoned (E3 – Light industrial) and is adjoined by existing commercial areas. No other locations are available for consideration as part of the proposed development. The development footprint is located primarily in the northern portion of the site, the building takes advantage of an existing site cut, reducing its impact to the better condition vegetation in the southern portion of the subject land. This positioning minimizes its impact on the surrounding environment.

7.1.2 Project design

The project has been designed to maximise use of already disturbed land. The vegetation and habitats within the subject land are degraded and many of the threatened species that typically occur in these vegetation types were not detected. Areas of moderate to good condition PCT 3592 are mostly retained along the southern portion of the Subject Land.

In response to submissions on the EIS and BDAR, the design of the Proposal has changed to further avoid direct impacts on native vegetation and habitat. In this regard, the former proposed connecting road has been removed and the substation and pedestrian pathways have been relocated away from the native vegetation in the southern portion of the site. The substation has been moved to the basement of the data centre. Construction of the substation in this new proposed underground location will not require the removal of any native vegetation.

The pedestrian pathways has been reduced and moved to eastern boundary allowing access from Ricardson Place cul-de-sac to Julius Avenue.

7.2 Avoid and minimise prescribed impacts

7.2.1 Project location

No other locations are available for consideration as part of the proposed development. With respect to prescribed impact features identified in **Section 6.0** the proposal development would involve removal of rock outcrops (containing crevices, overhangs and small caves) and exotic vegetation, which provide potential temporary roosting habitat for threatened species of birds and microbats. These features were inspected and did not display any evidence of microbat use. For the features unable to be avoided mitigation measures (such as pre-clearance surveys, clearing protocols) are proposed to minimise impacts to fauna during site clearing and development activities.

7.2.2 Project design

With respect to prescribed impact features identified in **Section 6.0** the proposal development would involve removal of rock outcrops (containing crevices, overhangs and small caves) and exotic vegetation which provide potential temporary roosting habitat for

threatened species of birds and microbats. These features were inspected and did not display any evidence of microbat use.

The majority of the rock outcrops in the northern portion of the site will be directly affected by construction. However, these areas provide limited habitat to microbats as they contained excavated sandstone bedrock mainly consisting of flat sandstone surfaces with no crevices or caves. The rock outcrops in the southern portion of the site are largely avoided under the revised design. These areas provide better habitat, consisting of natural rock outcrops containing crevices and small caves. For the features unable to be avoided mitigation measures (such as pre-clearance surveys, clearing protocols) are proposed to minimise impacts to fauna during site clearing and development activities.

7.3 Other measures considered

There are no other measures evaluated but not selected for implementation.

7.4 Summary of measures to avoid and minimise impacts

Table 21 documents the measures to avoid and minimise direct, indirect and prescribed impacts.

Table 21 Avoidance and minimisation measures for direct, indirect and prescribed impacts

Action	Outcome (Describe the outcome of implementing the measure, with reference to specific entities identified in Sections 4 and 5)	Timing	Responsibility
Reduce the clearing requirement associated with the proposed development.	The APZ for the proposed data centre was reduced using performance criteria. The location of the proposed substation was adjusted to the east to reduce clearing of the moderate to good condition vegetation. The position of the substation was moved from the better condition vegetated southeast of the subject land to within the data centre footprint containing mostly low condition regrowth. Removal of connecting road between Richardson Place and Julius Avenue. Design change to pedestrian pathway.	Development Application / Post Approval / Construction Phase	Proponent
Tree protection measures	Where necessary, the implementation of tree protection measures should be utilised to protect retained trees. This will reduce the potential for prescribed and indirect impacts as a result of the proposed development.	Construction Phase	Proponent, Arborist
Vegetation Management Plan	Enable protection and enhancement of retained vegetation and reduce the introduction and spread of weeds within the subject land.	Developed and approved before construction certificate	Proponent, Ecologist

8.0 Impact Assessment

8.1 Direct impacts

8.1.1 Residual direct impacts

Impacts likely to occur on the subject land after steps are taken to avoid and minimise impacts are identified in **Table 22** and **Figure 8**.

Table 22 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)
Clearing of native vegetation (PCT 3592 and PCT 3967)	n/a	n/a	No	Construction	0.79 ha
Clearing of Large-eared Pied Bat (PCT 3967)	Endangered	Endangered	Yes	Construction	0.79 ha
Clearing of Large Bent-winged Bat (PCT 3967)	Vulnerable	-	Yes	Construction	0.79 ha
Clearing of Little Bent-winged Bat (PCT 3967)	Endangered	Endangered	Yes	Construction	0.79 ha
Clearing of Darwinia biflora (PCT 3967)	Endangered	Endangered	No	Construction	0.79 ha
Clearing of Deyeuxia appressa (PCT 3967)	Endangered	Endangered	Yes	Construction	0.79 ha

8.1.2 Change in vegetation integrity score

Table 23 documents the change in vegetation integrity for residual direct impacts on native vegetation, TECs, threatened species and their habitat that were identified on the subject land.

Table 23 Impacts to vegetation integrity

Vegetation zone	Area (ha)	Before Development				After Development				Change in VI score
		Composition	Structure	Function	VI score	Composition	Structure	Function	VI score	
3952_Regrowth	0.59	25.8	41	38.9	34.5	0	0	0	0	-34.5
3592_ModGood	0.20	53.2	35.2	73.5	51.7	0	0	0	0	-51.7

8.2 Indirect impacts

Table 24 documents the residual indirect impacts (likely to occur on native vegetation, threatened entities and their habitat beyond the development footprint).

Table 24 Summary of residual indirect impacts

Indirect Impact	Impacted Entities	Extent (ha)	Frequency	Duration	Project Phase/ Timing of Impact)	Likelihood and Consequences
<i>2a. Inadvertent impacts on adjacent habitat or vegetation</i>	Native vegetation and associated general fauna habitats (PCT 3952)	5-10 m from development footprint edge	Daily for the duration of construction (6 months to 2 years). Sporadically during operation.	Long-term	Construction and operation	Low likelihood of occurring. Disturbance and damage to adjacent vegetation and disturbance to resident fauna; reduction in quality of adjacent vegetation and habitats
<i>2b. Reduced viability of adjacent habitat due to edge effects</i>	Native vegetation and associated general fauna habitats (PCT 3952)	5-10 m from development footprint edge	Daily for the duration of construction. Sporadically during operation.	Long-term	Construction and operation	Low likelihood of occurring; could impact condition of retained vegetation and habitats
<i>2c. Reduced viability of adjacent habitat due to noise, dust or light spill</i>	Native vegetation and associated general fauna habitats (PCT 3952) Microbat species: Large-eared Pied Bat, Little Bent-winged Bat and Large Bent-winged Bat	All areas surrounding construction and development	Daily for the duration of construction. Sporadically during operation.	Short-term and long-term	Construction and operation	low likelihood of occurring; could impact condition of retained vegetation and habitats. Light

Indirect Impact	Impacted Entities	Extent (ha)	Frequency	Duration	Project Phase/ Timing of Impact)	Likelihood and Consequences
2d. <i>Transportation of weeds and pathogens from the site to adjacent vegetation</i>	Native vegetation and associated general fauna habitats (PCT 3952)	All areas of adjoining vegetation	Monthly	Long-term	Construction and operation	Moderate likelihood of occurring and could result in a reduction in native flora diversity and increase in cover and diversity of weeds (including high threat weeds, HTWs), and function of the retained vegetation
2e. <i>Increased risk of starvation or exposure, and loss of shade or shelter</i>	n/a	n/a	n/a	n/a	n/a	n/a
2f. <i>Loss of breeding habitat</i>	Microbat species: Large-eared Pied Bat, Little Bent-winged Bat and Large Bent-winged Bat	0.79 ha Removal of one cave that provides potential habitat to microbat species	Permanent	Long term	Construction and operation	High likelihood of occurring although there is likely low impact, as the caves provide no evidence of bat utilisation (e.g. urine stains, fly casings, guano, remains and smell).
2g. <i>Trampling of threatened flora species</i>	n/a	n/a	n/a	n/a	n/a	n/a
2h. <i>Inhibition of nitrogen fixation and increased soil salinity</i>	n/a	n/a	n/a	n/a	n/a	n/a
2i. <i>Fertiliser drift</i>	n/a	n/a	n/a	n/a	n/a	n/a
2j. <i>Rubbish dumping</i>	Native vegetation and associated general fauna habitats (PCT 3592)	Development footprint and adjoining areas	Potentially daily or weekly	Long term	Construction and operation	Low likelihood Could result in reduced vegetation and habitat condition. Risk of rubbish dumping higher during construction.
2k. <i>Wood collection</i>	n/a	n/a	n/a	n/a	n/a	n/a
2l. <i>Removal and disturbance of rocks, including bush rock</i>	n/a	n/a	n/a	n/a	n/a	n/a

Indirect Impact	Impacted Entities	Extent (ha)	Frequency	Duration	Project Phase/ Timing of Impact)	Likelihood and Consequences
<i>2m. Increase in predators</i>	n/a	n/a	n/a	n/a	n/a	n/a
<i>2n. Increase in pest animal populations</i>	n/a	n/a	n/a	n/a	n/a	n/a
<i>2o. Changed fire regimes</i>	n/a	n/a	n/a	n/a	n/a	n/a
<i>2p. Disturbance to specialist breeding and foraging habitat (e.g. beach nesting for shorebirds).</i>	n/a	n/a	n/a	n/a	n/a	n/a

8.3 Prescribed impacts

The nature, extent, duration and consequences of Impacts to associated prescribed impact features are described below. The prescribed impacts assessed in this section are based on those identified in Section .

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

- Nature: Disturbance to sandstone benches and small escarpments across the subject land could affect threatened microbats, being the Large-eared Pied Bat, Large Bent-winged Bat and Little Bent-winged Bat (if present)
- Extent: Cliffs and benches within the subject land traverse the northern and western boundaries and across the southern parts of the subject land, with similar habitats on adjacent properties and in the wider in the locality (see Figure 7). These small benches will be removed (excavated) during construction. Larger and more substantial sandstone cliffs occur to the south are outside the development footprint.
- Duration: Long-term loss of potential bat roosting habitat due to removal of small sandstone benches. Short-term disturbance to roosting bats, where roosting bats are present. However, a long-term impact on roosting bats is unlikely as it is unlikely that bats are currently utilising the benches and small escarpments within the site, based on their nature and condition.
- Consequences: Permanent loss of roosting habitat. Bats injured during construction works. Risk of impact can be mitigated by pre-clearing surveys of sandstone benches (noting that no bats were recorded during surveys).

8.3.2 Non-native vegetation

- Nature: Patches of Lantana and Privet are present. Removal of these thickets of non-native vegetation could affect foraging and roosting behaviours of some ecosystem

credit species that can utilise such vegetation for foraging/perching (e.g. Varied Sittella, Spotted-tailed Quoll, Little Lorikeet, Flame Robin)

- Extent: Non-native vegetation represents various patches of planted vegetation and weeds that occur across less than 0.25 ha of the subject land
- Duration: Short term during construction; long-term loss of marginal foraging habitat.
- Consequences: Removal of potential foraging and perching habitats could result an overall reduction in available foraging habitat for individuals of some mobile threatened fauna species. However, this vegetation is so limited in extent and in the context of the site and the surrounding locality is not of any ecological importance to the lifecycles of such species. As such, the consequence for local threatened fauna species of removing non-native vegetation within the subject land is negligible.

8.3.3 Habitat connectivity

- Nature: Removal of vegetation could affect foraging and roosting behaviours of the ecosystem credit species that could disperse through the site and through adjoining vegetation that is contiguous with nearby vegetation extending into Lane Cove National Park and other bushland (such as Regent Honeyeater, Dusky Woodswallow, Gang-gang Cockatoo, Little Lorikeet, Swift Parrot, Square-tailed Kite, Grey-headed Flying-fox, Superb Fruit-Dove)
- Extent: Removal of native vegetation from the subject land will not disrupt or fragment the corridor of bushland that extends beyond the southern boundary of the site and along the Lane Cove River.
- Duration: Not applicable
- Consequences: Removal of potential foraging and perching habitats could result in an overall reduction in available foraging habitat for locally occurring threatened fauna (mainly bats and birds, where present in the locality). However, habitat connectivity along the Lane Cove River will be maintained. As such, the consequence for local threatened fauna species of removing vegetation within the subject land is minor.

8.3.4 Waterbodies, water quality and hydrological processes

- Nature: Impacts to water bodies, water quality and hydrological processes could affect the condition of receiving waters and adjoining native vegetation in the southern parts of the site and on adjoining land, where a hydraulic connection exists
- Extent: There are no areas of EEC downslope of the proposed development footprint. There is no flow path directly from the development footprint to the adjoining native vegetation. There are areas of surface water on the subject land, as noted elsewhere, and these will be removed as part of construction works; however, their removal will not affect downslope vegetation and habitat.
- Duration: Short-term disturbance to surface flow during construction and long-term removal of surface water features within the development footprint.
- Consequences: Impacts on water bodies, water quality and hydrological processes could lead to erosion and sedimentation, weed invasion and changes to native species composition. Suitable surface water management and erosion controls will be required during construction to mitigate potential indirect impact on vegetation condition in adjacent lands

8.3.5 Vehicle strikes

- Nature: Vehicle movements during construction and operation have the potential to interact with threatened fauna.
- Extent: no ground mammals (e.g. Spotted-tail Quoll) or other threatened fauna were recorded on site and none are expected to occur.
- Duration: Short term during construction.
- Consequences: unlikely to be any risk of vehicle strike on threatened fauna, as no threatened fauna that are susceptible to vehicle strike are present or likely to occur.

8.4 Mitigating residual impacts – management measures and implementation

Proposed mitigation and management measures are identified in Table 25.

Table 25 Summary of proposed mitigation and management measures for residual impacts (direct, indirect and prescribed)

Mitigation Measure (specify if none proposed and ensure an adaptive management strategy is developed and addressed in Section 1.1)	Method	Timing	Frequency	Responsibility	Likely Efficacy (including risk of failure)	MNES (when relevant)
Fauna displacement (BAM 8.4.1, 2)						
<i>2a. Timing works to avoid critical life cycle events, such as breeding or nursing</i>	Avoid excavation of caves and rock overhangs in microbat breeding periods where possible, consult with project ecologist	November to January	As required	Construction Manager	High	n/a
<i>2b. Instigating clearing protocols, including pre-clearing surveys, daily surveys and staged clearing, and using a trained ecologist or licensed wildlife handler during clearing events</i>	Qualified project ecologist to supervise vegetation removal to rescue any fauna	Construction (e.g. Vegetation removal)	As required	Ecologist Arborist Construction Manager	High	n/a
<i>2c. Relocating habitat features (eg fallen timber, hollow logs) from the development or clearing site, to adjacent retained vegetation</i>	Retain fallen timber and any hollow logs where possible	Construction	As required	Arborist Construction Manager	High	n/a
Indirect impacts on native vegetation and habitats (BAM 8.4.1, 3)						
<i>3a. Adoption of clearing protocols that identify vegetation to be retained, prevent inadvertent damage and reduce soil disturbance; for example, a chainsaw is preferable to heavy machinery to remove native vegetation for partial clearing</i>	Clearing works to comply with Australian Standards (AS) 4970-2009 Protection of trees on development sites	Prior and during clearing works.	As required.	Proponent, Construction Manager	High	n/a
<i>3b. Using noise barriers, or daily/seasonal timing of construction and operational activities to reduce impacts of noise</i>	n/a	n/a	n/a	n/a	n/a	n/a



Mitigation Measure (specify if none proposed and ensure an adaptive management strategy is developed and addressed in Section 1.1)	Method	Timing	Frequency	Responsibility	Likely Efficacy (including risk of failure)	MNES (when relevant)
<i>3c. Using light shields, or daily/seasonal timing of construction and operational activities to reduce impacts of light spill</i>	Limit outdoor lighting in southern bushland area. Outdoor lighting positioned near the retained bushland to the south will be fitted with cowlings to prevent light spill into the retained bushland. Outdoor lighting will be setup with sensors to reduce timing of active lighting.	Construction and occupation	Night time	Proponent Construction Manager	High efficacy and low risk of failure	n/a
<i>3d. Using adaptive dust management and monitoring programs to control air quality</i>	n/a	n/a	n/a	n/a	n/a	n/a
<i>3e. Scheduling the timing of construction activities to avoid impacts (e.g. timing the construction for when migratory species are not at the site, or when particular species known to, or likely to use the habitat on the site, are not breeding or nesting)</i>	n/a	n/a	n/a	n/a	n/a	n/a
<i>3f. Erecting temporary fencing to protect significant environmental features, such as riparian zones</i>	Temporary tree protection zone fencing to be implemented and comply with AS 4970-2009.	During and post clearing and constructions works.	Initial implementation and maintenance as required.	Proponent, Construction Manager	High efficacy and low risk of failure	n/a
<i>3g. Using hygiene protocols to prevent the spread of weeds or pathogens between infected and uninfected areas</i>	Works to comply with 'Arrive Clean, Leave Clean -Guidelines to help prevent the	Prior, during and post works.	As required.	Proponent, Construction Manager	High efficacy and low risk of failure	n/a



Mitigation Measure (specify if none proposed and ensure an adaptive management strategy is developed and addressed in Section 1.1)	Method	Timing	Frequency	Responsibility	Likely Efficacy (including risk of failure)	MNES (when relevant)
	<i>spread of invasive plant diseases and weeds threatening our native plants, animals and ecosystems'</i> (DCCEEW 2015).					
<i>3h. Training staff and conducting site briefings to communicate environmental features to be protected and measures to be implemented</i>	n/a	n/a	n/a	n/a	n/a	n/a
<i>3i. Preparing a vegetation management plan to regulate activity in vegetation and habitats adjacent to residential developments. The plan may include controls on pet ownership, rubbish disposal, wood collection, fire management, and disturbance to nests and other niche habitats</i>	n/a	n/a	n/a	n/a	n/a	n/a
<i>3j. Providing for the ecological restoration, rehabilitation and/or ongoing maintenance of retained native vegetation habitat on, or adjacent to, the development or clearing site</i>	Prepare VMP prior to construction. VMP to include all retained bushland on the property. It will include weed management initial/maintenance, supplementary planting as needed, installation of nest boxes, mulching where required and any further biodiversity	Prior to Construction During construction and after construction	N/A	Project Ecologist Construction Manager Contractor	High Low risk of failure	n/a



Mitigation Measure (specify if none proposed and ensure an adaptive management strategy is developed and addressed in Section 1.1)	Method	Timing	Frequency	Responsibility	Likely Efficacy (including risk of failure)	MNES (when relevant)
	management measures needed. VMP to be approved by the determining authority					
Prescribed Impacts (BAM 8.4.2, 1)						
<i>1a. Scheduling the timing of construction activities to avoid critical life cycle events (e.g. timing construction activities to avoid migratory species on site, or using the site)</i>	n/a	n/a	n/a	n/a	n/a	n/a
<i>1b. Instigating clearing protocols, including pre-clearing surveys, daily surveys and staged clearing, and using a trained ecologist or licensed wildlife handler during clearing, construction and maintenance activities for human-made structures and non-native vegetation</i>	Project ecologist to conduct preclearance of habitat features such as caves, crevices and rock habitat. Animal rescue (WIRES or equivalent) to be notified in the event where wildlife is injured or impacted during the removal of vegetation and/or human-made structures	Prior and during clearing works.	One off and as required prior and during construction	Proponent, construction team	High efficacy and low risk of failure	n/a
<i>1c. Retaining habitat features (e.g. fallen timber, hollow logs, rocks) within the Subject Land, or relocating them to adjacent retained remnant vegetation</i>	n/a	n/a	n/a	n/a	n/a	n/a



Mitigation Measure (specify if none proposed and ensure an adaptive management strategy is developed and addressed in Section 1.1)	Method	Timing	Frequency	Responsibility	Likely Efficacy (including risk of failure)	MNES (when relevant)
<i>1d. Installing artificial connectivity measures (e.g. glider poles, rope crossings, habitat bridges) to re-establish connections between habitat and favoured transport corridors</i>	n/a	n/a	n/a	n/a	n/a	n/a
<i>1e. Erecting temporary fencing to protect significant environmental features, such as karst, caves, rock outcrops and water bodies</i>	Instal temporary fencing to protect retained cave	Prior to construction	Initial installation and removal after construction	Proponent Contractor Ecologist	High efficacy and low risk of failure	n/a
<i>1f. Replacing habitat provided by human-made structures and non-native vegetation with alternative habitat</i>	Follow Landscape plan	Prior to Construction During construction and after construction	As required	Landscape contractor Construction Manager	High	n/a
<i>1g. Using sediment barriers or sedimentation ponds to control the quality of water released from the site into the receiving environment</i>	Sediment barriers to be implemented on areas of stormwater discharge in close proximity to works areas.	During and post clearing and constructions works.	Initial implementation and maintenance as required.	Proponent, Construction Manager	High efficacy and low risk of failure	n/a
<i>1h. Training staff and conducting site briefings to communicate environmental features to be protected and the measures implemented to protect them</i>	n/a	n/a	n/a	n/a	n/a	n/a
<i>1i. Ecological restoration, rehabilitation actions and/or maintenance of retained native vegetation on, or adjacent to, the Subject Land</i>	Installation of nest boxes	Prior to construction	Initial installation and monitoring	Proponent Ecologist Contractor	High efficacy and low risk of failure	n/a
<i>1j. Development control measures that regulate the types of activities that can occur in native vegetation and habitat adjacent to</i>	n/a	n/a	n/a	n/a	n/a	n/a



Mitigation Measure (specify if none proposed and ensure an adaptive management strategy is developed and addressed in Section 1.1)	Method	Timing	Frequency	Responsibility	Likely Efficacy (including risk of failure)	MNES (when relevant)
<i>residential development, including prohibiting the collection of bush rocks</i>						



Residual direct impacts require further assessment for SAI (BAM Section 9.1) and to determine a credit requirement (BAM Section 9.2). Residual indirect or prescribed impacts for which no mitigation measures are proposed require an adaptive management strategy (BAM Section 8.5). Other indirect and prescribed impacts that remain after avoid, minimise and mitigate have been applied, may be offset using additional biodiversity credits (above the credit requirement generated by the BAM-C for direct impacts) and/or other conservation measures.

8.5 Adaptive management strategy for uncertain impacts (where relevant)

An adaptive management plan can be used to address impacts that are infrequent or difficult to measure. These include indirect or prescribed impacts, or other remaining biodiversity impacts. The proponent must develop an adaptive management plan to address any remaining impacts where mitigation measures have not been proposed. SLR is of the opinion that all indirect, prescribed, or other residual biodiversity impacts are minor in nature and/or will be sufficiently mitigated and managed by implementing measures outline in this BDAR. As such an adaptive management plan is not proposed.



**NORTH RYDE DATA CENTRE
BDAR**

**Final Impacts Likely to Occur on
the Subject Land**

FIGURE 8

-  Development Footprint
-  Subject Land
-  Direct Impact Area

Data Sources:
NSW Spatial Information eXchange catalogue,
Nearmap imagery WMS (December 2025)



Coordinate System:	GDA2020 MGA Zone 56
Scale:	1:1,500 at A4
Project Number:	610.032512
Date:	03-Dec-2025
Drawn by:	JG



9.0 Serious and irreversible impacts

9.1 Assessment for serious and irreversible impacts on biodiversity values

Entities at risk of an SAIL that are relevant to the proposed development are identified in **Table 26**.

Table 26 Entities at risk of an SAIL

Common name	Scientific name	Reason for inclusion in assessment
<i>Deyeuxia appressa</i>	<i>Deyeuxia appressa</i>	Included in current list of entities at risk of an SAIL and is likely to be impacted by the proposal
Large-eared Pied Bat	<i>Chalinolobus dwyeri</i>	Included in current list of entities at risk of an SAIL and is likely to be impacted by the proposal
Little Bent-winged Bat	<i>Miniopterus australis</i>	Included in current list of entities at risk of an SAIL and is likely to be impacted by the proposal
Large Bent-winged Bat	<i>Miniopterus orianae oceanensis</i>	Included in current list of entities at risk of an SAIL and is likely to be impacted by the proposal

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

There are no TECs at risk of SAIL identified for the Project. Therefore no further

9.1.2 Additional impact assessment provisions for threatened species at risk of an SAIL

Threatened species at risk of SAIL on the subject land are discussed below and displayed on **Figure 9**.

9.1.2.1 *Deyeuxia appressa*

1. Actions to avoid and minimise direct and indirect impacts

Measures to avoid and minimise impacts that relate to this threatened species at risk of an SAIL are identified in **Section 7.0**.

2. Current status (excluding impacts of the proposal)

Table 27 Current status – *Deyeuxia appressa*

Criteria	Data/Information	Data sources	Details of data deficiency, assumptions, reasons for low confidence in information (e.g. TBDC indicates data is unknown or deficient)
Evidence of rapid decline (Principle 1)			
Change in population size in NSW in the past 10 years or 3 generations (indicate whether as a direct estimate of the population or if indicated by an index or surrogate)	Unknown.	TBDC (BioNet); EPBC Act Conservation Advice	No data available
Evidence of small population size (Principle 2)			
Current population size in NSW	Unknown	TBDC (BioNet); EPBC Act Conservation Advice	No data available
Decline in species' population size in 3 years or one generation	Unknown	TBDC (BioNet); EPBC Act Conservation Advice	No data available
Number or percentage of mature individuals in each subpopulation or whether the species is likely to undergo extreme fluctuations	Unknown	TBDC (BioNet); EPBC Act Conservation Advice	No data available
Evidence of limited geographic range (Principle 3)			
Extent of occurrence (ha)	Unknown	TBDC (BioNet); EPBC Act Conservation Advice	No data available
Area of occupancy (ha)	Unknown	TBDC (BioNet); EPBC Act Conservation Advice	No data available
Number of threat-defined locations	Unknown	TBDC (BioNet); EPBC Act Conservation Advice	No data available
Whether the species' population is likely to undergo extreme fluctuations	Unknown	TBDC (BioNet); EPBC Act Conservation Advice	No data available

3. Impact assessment

Table 28 Impact assessment – *Deyeuxia appressa*

Impact	Data/Information	Data sources	Details of data deficiency, assumptions or reasons for low confidence in information (e.g. TBDC indicates data is unknown or deficient)
Number of individuals (mature and immature) present in the subpopulation on the subject land	0	Survey data (no individuals recorded on site)	Data deficient
Number of individuals (mature and immature) present as a percentage of total NSW population (%)	0	Survey data (no individuals recorded on site)	Data deficient
Number of individuals (mature and immature) to be impacted by the proposal	0	Survey data (no individuals recorded on site)	Data deficient
Individuals (mature and immature) to be impacted by the proposal as a percentage of total NSW population (%)	0	Survey data (no individuals recorded on site)	Data deficient
Area of habitat to be impacted (ha) (for species measured by area only)	0.62	Survey data (no individuals recorded on site)	
Area of the species' geographic range to be impacted by the proposal (ha)	Unknown	N/A	Data deficient
Area of the species' geographic range to be impacted as a percentage of the total area or extent of occupancy (%)	Unknown	N/A	Data deficient
Individuals impacted	0	Survey data (no individuals recorded on site)	
Viability of a fragmented population (see below)	N/A		Data deficient

9.1.2.2 Large-eared Pied Bat *Chalinolobus dwyeri*

1. Actions to avoid and minimise direct and indirect impacts

Measures to avoid and minimise impacts that relate to this threatened species at risk of an SAI are identified in **Section 7.0**.

2. Current status (excluding impacts of the proposal)

Table 29 Current status – Large-eared Pied Bat

Criteria	Data/Information	Data sources	Details of data deficiency, assumptions, reasons for low confidence in information (e.g. TBDC indicates data is unknown or deficient)
Evidence of rapid decline (Principle 1)			
Change in population size in NSW in the past 10 years or 3 generations (indicate whether as a direct estimate of the population or if indicated by an index or surrogate)	No data available.	TBDC (BioNet); National Recovery Plan	No data available
Evidence of small population size (Principle 2)			
Current population size in NSW	10,000 to 20,000	Final Determination	
Decline in species' population size in 3 years or one generation	No data available.	TBDC (BioNet); National Recovery Plan	No data available
Number or percentage of mature individuals in each subpopulation or whether the species is likely to undergo extreme fluctuations	No data available.	TBDC (BioNet); National Recovery Plan	No data available
Evidence of limited geographic range (Principle 3)			
Extent of occurrence (ha)	276,333 km ²	Final Determination	
Area of occupancy (ha)	500 km ²	Final Determination	
Number of threat-defined locations	1-2	Final Determination	
Whether the species' population is likely to undergo extreme fluctuations	Yes (due to drought)	Final Determination	

3. Impact assessment

Table 30 Impact assessment – Large-eared Pied Bat

Impact	Data/Information	Data sources	Details of data deficiency, assumptions or reasons for low confidence in information (e.g. TBDC indicates data is unknown or deficient)
Number of individuals (mature and immature) present in the subpopulation on the subject land	0	Survey data (no individual bats recorded on site)	
Number of individuals (mature and immature) present as a percentage of total NSW population (%)	0	Survey data (no individual bats recorded on site)	
Number of individuals (mature and immature) to be impacted by the proposal	0	Survey data (no individual bats recorded on site)	
Individuals (mature and immature) to be impacted by the proposal as a percentage of total NSW population (%)	0	Survey data (no individual bats recorded on site)	
Area of habitat to be impacted (ha) (for species measured by area only)	0.62	Survey data (no individual bats recorded on site)	
Area of the species' geographic range to be impacted by the proposal (ha)	Unknown	N/A	Data deficient
Area of the species' geographic range to be impacted as a percentage of the total area or extent of occupancy (%)	Unknown	N/A	Data deficient
Individuals impacted	0	Survey data (no individuals recorded on site)	
Viability of a fragmented population (see below)	N/A		

9.1.2.3 Little Bent-winged Bat *Miniopterus australis*

1. Actions to avoid and minimise direct and indirect impacts

Measures to avoid and minimise impacts that relate to this threatened species at risk of an SAIL are identified in **Section 7.0**.

2. Current status (excluding impacts of the proposal)

Table 31 Current status – Little Bent-winged Bat

Criteria	Data/Information	Data sources	Details of data deficiency, assumptions, reasons for low confidence in information (e.g. TBDC indicates data is unknown or deficient)
Evidence of rapid decline (Principle 1)			
Change in population size in NSW in the past 10 years or 3 generations (indicate whether as a direct estimate of the population or if indicated by an index or surrogate)	No data available.	TBDC (BioNet); National Recovery Plan	No data available
Evidence of small population size (Principle 2)			
Current population size in NSW	No data available.	TBDC (BioNet); National Recovery Plan	No data available
Decline in species' population size in 3 years or one generation	No data available.	TBDC (BioNet); National Recovery Plan	No data available
Number or percentage of mature individuals in each subpopulation or whether the species is likely to undergo extreme fluctuations	No data available.	TBDC (BioNet); National Recovery Plan	No data available
Evidence of limited geographic range (Principle 3)			
Extent of occurrence (ha)	No data available.	TBDC (BioNet); National Recovery Plan	No data available
Area of occupancy (ha)	No data available.	TBDC (BioNet); National Recovery Plan	No data available
Number of threat-defined locations	No data available.	TBDC (BioNet); National Recovery Plan	No data available
Whether the species' population is likely to undergo extreme fluctuations	No data available.	TBDC (BioNet); National Recovery Plan	No data available

3. Impact assessment

Table 32 Impact assessment – Little Bent-winged Bat

Impact	Data/Information	Data sources	Details of data deficiency, assumptions or reasons for low confidence in information (e.g. TBDC indicates data is unknown or deficient)
Number of individuals (mature and immature) present in the subpopulation on the subject land	0	Survey data (no individual bats recorded on site)	
Number of individuals (mature and immature) present as a percentage of total NSW population (%)	0	Survey data (no individual bats recorded on site)	
Number of individuals (mature and immature) to be impacted by the proposal	0	Survey data (no individual bats recorded on site)	
Individuals (mature and immature) to be impacted by the proposal as a percentage of total NSW population (%)	0	Survey data (no individual bats recorded on site)	
Area of habitat to be impacted (ha) (for species measured by area only)	0.62	Survey data (no individual bats recorded on site)	
Area of the species' geographic range to be impacted by the proposal (ha)	Unknown	N/A	Data deficient
Area of the species' geographic range to be impacted as a percentage of the total area or extent of occupancy (%)	Unknown	N/A	Data deficient
Individuals impacted	0	Survey data (no individuals recorded on site)	
Viability of a fragmented population (see below)	N/A		

9.1.2.4 Large Bent-winged Bat *Miniopterus orianae oceanensis*

1. Actions to avoid and minimise direct and indirect impacts

Measures to avoid and minimise impacts that relate to this threatened species at risk of an SAIL are identified in **Section 7.0**.

2. Current status (excluding impacts of the proposal)

Table 33 Current status – Large Bent-winged Bat

Criteria	Data/Information	Data sources	Details of data deficiency, assumptions, reasons for low confidence in information (e.g. TBDC indicates data is unknown or deficient)
Evidence of rapid decline (Principle 1)			
Change in population size in NSW in the past 10 years or 3 generations (indicate whether as a direct estimate of the population or if indicated by an index or surrogate)	No data available.	TBDC (BioNet); National Recovery Plan	No data available
Evidence of small population size (Principle 2)			
Current population size in NSW	No data available.	TBDC (BioNet); National Recovery Plan	No data available
Decline in species' population size in 3 years or one generation	No data available.	TBDC (BioNet); National Recovery Plan	No data available
Number or percentage of mature individuals in each subpopulation or whether the species is likely to undergo extreme fluctuations	No data available.	TBDC (BioNet); National Recovery Plan	No data available
Evidence of limited geographic range (Principle 3)			
Extent of occurrence (ha)	No data available.	TBDC (BioNet); National Recovery Plan	No data available
Area of occupancy (ha)	No data available.	TBDC (BioNet); National Recovery Plan	No data available
Number of threat-defined locations	No data available.	TBDC (BioNet); National Recovery Plan	No data available
Whether the species' population is likely to undergo extreme fluctuations	No data available.	TBDC (BioNet); National Recovery Plan	No data available

3. Impact assessment

Table 34 Impact assessment – Large Bent-winged Bat

Impact	Data/Information	Data sources	Details of data deficiency, assumptions or reasons for low confidence in information (e.g. TBDC indicates data is unknown or deficient)
Number of individuals (mature and immature) present in the subpopulation on the subject land	0	Survey data (no individual bats recorded on site)	
Number of individuals (mature and immature) present as a percentage of total NSW population (%)	0	Survey data (no individual bats recorded on site)	
Number of individuals (mature and immature) to be impacted by the proposal	0	Survey data (no individual bats recorded on site)	
Individuals (mature and immature) to be impacted by the proposal as a percentage of total NSW population (%)	0	Survey data (no individual bats recorded on site)	
Area of habitat to be impacted (ha) (for species measured by area only)	0.62	Survey data (no individual bats recorded on site)	
Area of the species' geographic range to be impacted by the proposal (ha)	Unknown	N/A	Data deficient
Area of the species' geographic range to be impacted as a percentage of the total area or extent of occupancy (%)	Unknown	N/A	Data deficient
Individuals impacted	0	Survey data (no individuals recorded on site)	
Viability of a fragmented population (see below)	N/A		

NORTH RYDE DATA CENTRE BDAR

Entities at risk of Serious and Irreversible Impacts

FIGURE 9

- Cave
- Development Footprint
- Subject Land
- ▨ Potential Cliffline
- Rocky Outcrop
- ▨ Large-eared Pied Bat *Chalinolobus dwyeri* breeding habitat and potential roost habitat
- ▨ Large Bent-winged Bat *Miniopterus orianae oceanensis* and Little Bent-winged Bat *Miniopterus australis* habitat
- ▨ *Deyeuxia appressa**

*as this species is assumed present
count is calculated from suitable habitat
area of 3592_ModGood divided by area
of 30m species buffer

Data Sources:
NSW Spatial Information eXchange catalogue,
Nearmap imagery WMS (December 2025)



0 25 50
m

Coordinate System: GDA2020 MGA Zone 56

Scale: 1:1,500 at A4

Project Number: 610.032512

Date: 03-Dec-2025

Drawn by: JG



JULIUS AVENUE

EPPING ROAD

M2 MOTORWAY

LANE COVE TUNNEL

10.0 Impact summary

10.1 Determine an offset requirement for impacts

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

Table 35 identifies impacts on native vegetation and TECs or ECs that do not require an offset (as per BAM Subsection 9.2.1(3.)). **Table 36** identifies impacts that require an offset (as per BAM Subsection 9.2.1(1.)). Thresholds for assessment and offsetting impacts are identified in **Figure 10**.

Table 35 Impacts that do not require offset – ecosystem credits

Vegetation zone	PCT name	TEC	Impact area (ha)	Entity at risk of an SAI?	Current VI score
3967_Regrowth	n/a	No	0.14	No	n/a

Table 36 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
3592_Regrowth	Sydney Coastal Enriched Sandstone Forest	n/a	0.59	34.5	0	-34.5	n/a	9
3592_Regrowth	Sydney Coastal Enriched Sandstone Forest	n/a	0.20	51.7	0	-51.7	n/a	5
Total credits								14

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

Table 37 identifies impacts on threatened species (species credits) that require an offset (as per BAM Subsection 9.2.2(2.))

Table 37 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
Large-eared Pied Bat	<i>Chalinolobus dwyeri</i>	Endangered	Endangered	0.79	3.00	23

Common name	Scientific name	BC Act status	EPBC Act status	Loss of habitat (ha) or individuals	Biodiversity risk weighting	Number of species credits required
Darwinia biflora	<i>Darwinia biflora</i>	Vulnerable	Vulnerable	0.20	2.00	5
Deyeuxia appressa	<i>Deyeuxia appressa</i>	Endangered	Endangered	1 (count)	3.00	1
Little Bent-winged Bat	<i>Miniopterus australis</i>	Vulnerable	-	0.79	3.00	23
Large Bent-winged Bat	<i>Miniopterus orianae oceanensis</i>	Vulnerable	-	0.79	3.00	23
Total credits						75

10.1.3 Indirect and prescribed impacts

The retirement of biodiversity credits may be used with other conservation measures to mitigate prescribed impacts or the indirect impacts of a proposal on areas of native vegetation, TECs and/or threatened species, or their habitat adjacent to the subject land. SLR is of the opinion that all indirect and prescribed impacts are minor in nature and/or will be sufficiently mitigated and managed by implementing measures outlined in this BDAR.

As such, additional biodiversity credits to mitigate indirect or prescribed impacts are not proposed.

Table 38 Summary of proposed offsets for residual indirect and prescribed impacts

Residual indirect or prescribed impact (identified in Table 28 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 (as per BAM Section 9.3(1–2.)) are listed in **Table 39**. These areas are also identified in **Figure 10**.

Table 39 Impacts that do not need further assessment for ecosystem credits

Impact	Location within subject land	Justification why no further assessment is required
PCT 3967 Northern Lower Floodplain Eleocharis Wetland	Two patches in the northern disturbed portion of the site	Only dominant PCT needs to be offset in a small area assessment
Non-native Vegetation and Planted Native Vegetation	Various locations scattered across subject land	Assessed as prescribed impact



**NORTH RYDE DATA CENTRE
BDAR**

**Thresholds for Assessing and
Offsetting Impacts**

FIGURE 10

-  Rivers, Streams and Estuaries
-  Development Footprint
-  Subject Land
-  Areas Requiring Offset
-  Areas not Requiring an Offset
-  Areas Not Requiring Further Assessment

Data Sources:
NSW Spatial Information eXchange catalogue,
Nearmap imagery WMS (December 2025)



Coordinate System:	GDA2020 MGA Zone 56
Scale:	1:1,500 at A4
Project Number:	610.032512
Date:	03-Dec-2025
Drawn by:	JG



11.0 Biodiversity credit report

The Biodiversity Credit Report for the project is included in **Appendix F**.

Biodiversity credits that share the same attributes form a class of credits. The credit classes for ecosystem credits and species credits are presented in the following sections.

11.1 Ecosystem credits

Table 40 Ecosystem credit class and matching credit profile

Ecosystem credit	Attributes shared with matching credits						
	PCT name	PCT vegetation class	PCT vegetation formation	Associated TEC or EC	Offset trading group (BAM Section 10.2, Tables 4 & 5)	Hollow bearing trees present ?	IBRA subregion (in which proposal is located)
PCT 3592	Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests This includes PCT's: 3583, 3592, 3594	Dry Sclerophyll Forests (Shrubby sub-formation)	n/a	Sydney Coastal Dry Sclerophyll Forests >=50% and <70%	No	Pittwater

11.2 Species credits

Table 41 Species credit class and matching credit profile

Species credit	Attributes shared with matching credits				
	Name of threatened species	Kingdom	BC Act status	EPBC Act status	IBRA region
<i>Chalinolobus dwyeri</i>	Large-eared Pied Ba	Animal	Endangered	Endangered	Any in NSW
<i>Darwinia biflora</i>	<i>Darwinia biflora</i>	Plant	Vulnerable	Vulnerable	Any in NSW
<i>Deyeuxia appressa</i>	<i>Deyeuxia appressa</i>	Plant	Endangered	Endangered	Any in NSW
<i>Miniopterus australis</i>	Little Bent-winged Bat	Animal	Vulnerable	-	Any in NSW

Species credit	Attributes shared with matching credits				
	Name of threatened species	Kingdom	BC Act status	EPBC Act status	IBRA region
<i>Miniopterus orianae oceanensis</i>	Large Bent-winged Bat	Animal	Vulnerable	-	Any in NSW

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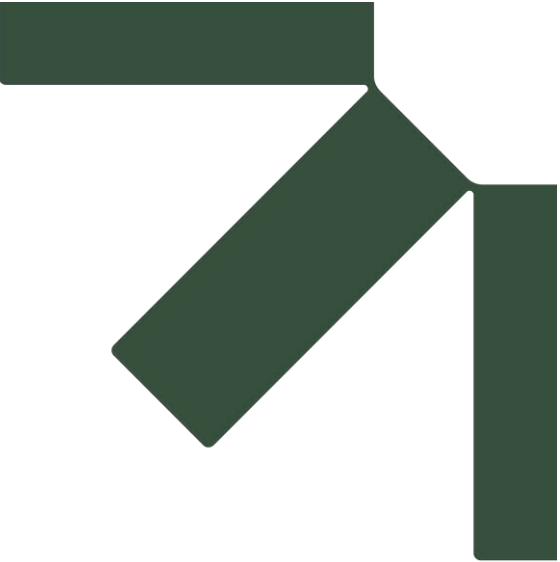
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Appendix A BDAR requirements compliance

Biodiversity Development Assessment Report

**6-8 Julius Ave North Ryde
Data Centre**

**6-8 Julius Ave North Ryde
Data Centre6-8 Julius Ave North Ryde
Data CentreISPT Pty Ltd**

SLR Project No.: 610.032512.00001

19 December 2025

The following tables identify the location of information that has been included to meet the minimum information requirements for the Biodiversity Development Assessment Report: Streamlined assessment module – Small area (Table 27 Appendix L of BAM 2020). Items in red text have also been provided and are additional to these requirements.

Table A-1: Compliance of introduction chapter with BDAR minimum information requirements (BAM reference: Chapters 2 and 3)

Information Type	BAM requirement	Section in BDAR
Information	Introduction to the biodiversity assessment including:	-
	☐ brief description of the proposal	1.1.1
	☐ identification of subject land boundary, including: ☐ operational footprint ☐ construction footprint indicating clearing associated with temporary/ancillary construction facilities and infrastructure	1.1.3
	☐ general description of the subject land	1.1.3
	☐ sources of information used in the assessment, including reports and spatial data	1.5
	☐ identification and justification for entering the BOS	1.2
Maps and Table	Map of the subject land boundary showing the final proposal footprint, including the construction footprint for any clearing associated with temporary/ancillary construction facilities and infrastructure	Figure 1

Table A-2: Compliance of landscape chapter with BDAR minimum information requirements (BAM reference: Sections 3.1 and 3.2, Appendix E)

Information Type	BAM requirement	Section in BDAR
Information	Identification of site context components and landscape features, including:	–
	☐ general description of subject land topographic and hydrological setting, geology and soils	1.1.3
	☐ per cent native vegetation cover in the assessment area (as described in BAM Section 3.2)	2.1.2
	☐ IBRA bioregions and subregions (as described in BAM Subsection 3.1.3(2.))	3.2.1
	☐ rivers and streams classified according to stream order (as described in BAM Subsection 3.1.3(3.) and Appendix E)	3.2.2
	☐ wetlands within, adjacent to and downstream of the site (as described in BAM Subsection 3.1.3(3.))	3.2.2



Information Type	BAM requirement	Section in BDAR
	☐ connectivity of different areas of habitat (as described in BAM Subsection 3.1.3(5–6.))	3.2.3
	☐ karst, caves, crevices, cliffs, rocks and other geological features of significance and for vegetation clearing proposals, soil hazard features (as described in BAM Subsections 3.1.3(7.) and 3.1.3(12.))	3.2.4
	☐ areas of outstanding biodiversity value occurring on the subject land and assessment area (as described in BAM Subsection 3.1.3(8–9.))	3.2.5
	☐ any additional landscape features identified in any SEARs for the proposal	3.2.7
	☐ NSW (Mitchell) landscape on which the subject land occurs	3.2.6
	☐ details of field reconnaissance undertaken to confirm the extent and condition of landscape features and native vegetation cover (as described in Operational Manual Stage 1 Section 2.4)	2.1
Maps and tables	☐ Site Map ☐ Property boundary ☐ Boundary of subject land ☐ Cadastre of subject land (including labelling of Lot and DP or section plan if relevant) ☐ Landscape features identified in BAM Subsection 3.1.3	Figure 1
	☐ Location Map ☐ Digital aerial photography at 1:1,000 scale or finer ☐ Boundary of subject land ☐ Assessment area (i.e. the subject land and either 1500 m buffer area or 500 m buffer for linear development) ☐ Landscape features identified in BAM Subsection 3.1.3 ☐ Additional detail (e.g. local government area boundaries) relevant at this scale	Figure 2
	Landscape features identified in BAM Subsection 3.1.3 and to be shown on the Site Map and/or Location Map include: ☐ IBRA bioregions and subregions ☐ rivers, streams and estuaries ☐ wetlands and important wetlands ☐ connectivity of different areas of habitat	Architectural Design Report - Greenbox (2025b) • Retention +TPZ/SRZ Plan – Tree IQ (2025). • Landscape Plan –



Information Type	BAM requirement	Section in BDAR
	☐ karst, caves, crevices, cliffs, rocks and other geological features of significance and if required, soil hazard features ☐ areas of outstanding biodiversity value occurring on the subject land and assessment area ☐ any additional landscape features identified in any SEARs for the proposal ☐ NSW (Mitchell) landscape on which the subject land occurs	Arcadia (2025) • Detailed Survey Plan – Beverage Williams (2025) • Bushfire Assessment Report - Bushfire Hazard Solutions (2025) Figure 1 and Figure 2
Data	☐ All report maps as separate jpeg files	-
	Individual digital shape files of:	-
	☐ subject land boundary	-
	☐ assessment area (i.e. subject land and 1500 m buffer area) boundary	-
	☐ cadastral boundary of subject land	-
	☐ areas of native vegetation cover	-
	☐ landscape features	-

Table A-3: Compliance of native vegetation chapter with BDAR minimum information requirements (BAM reference: Chapter 4, Appendix A and Appendix H)

Information Type	BAM requirement	Section in BDAR
Information	☐ Identify native vegetation extent within the subject land, including cleared areas and evidence to support differences between mapped vegetation extent and aerial imagery (as described in BAM Section 4.1(1-3.) and Subsection 4.1.1)	4.1 and Figure 4
	☐ Provide justification for all parts of the subject land that do not contain native vegetation (as described in BAM Subsection 4.1.2)	4.1.2
	☐ Review of existing information on native vegetation including references to previous vegetation maps of the subject land and assessment area (described in BAM Section 4.1(3.) and Subsection 4.1.1)	2.2.2
	☐ Describe the systematic field-based floristic vegetation survey undertaken in accordance with BAM Section 4.2	2.2.3



Information Type	BAM requirement	Section in BDAR
	☐ Where relevant, describe the use of more appropriate local data, provide reasons that support the use of more appropriate local data and include the written confirmation from the decision-maker that they support the use of more appropriate local data (as described in BAM Subsection 1.4.2 and Appendix A)	Appendix G
	For each PCT within the subject land, describe:	–
	☐ PCT name and ID	4.1 and Figure 4
	☐ vegetation class	4.2
	☐ extent (ha) within subject land	4.2
	☐ evidence used to identify a PCT including any analyses undertaken, references/sources, existing vegetation maps (BAM Section 4.2(1–3.))	4.2
	☐ plant species relied upon for identification of the PCT and relative abundance of each species	4.2
	☐ if relevant, TEC status including evidence used to determine vegetation is the TEC (BAM Subsection 4.2.2(1–2.))	4.2 and Figure 5
	☐ estimate of per cent cleared value of PCT (BAM Subsection 4.2.1(5.))	4.2
	Describe the vegetation integrity assessment of the subject land, including:	–
	☐ identification and mapping of vegetation zones (as described in BAM Subsection 4.3.1)	4.4 and Figure 6
	☐ description of vegetation zones within the subject land (as described in Operational Manual Stage 1 Table 2 and Subsection 3.3.2)	4.4 and Figure 6
	☐ area (ha) of each vegetation zone	4.4
	☐ assessment of patch size (as described in BAM Subsection 4.3.2)	4.4
	☐ survey effort (i.e. number of vegetation integrity survey plots) as described in BAM Subsection 4.3.4(1–2.)	4.6.1
	☐ use of relevant benchmark data from BioNet Vegetation Classification (as described in BAM Subsection 4.3.3(5.))	4.6.3
	Where use of more appropriate local benchmark data is proposed (as described in BAM Subsection 1.4.2, BAM Subsection 4.3.3(5.) and BAM Appendix A):	4.6.3
	☐ identify the PCT or vegetation class for which local benchmark data will be applied	
	☐ identify published sources of local benchmark data (if benchmarks obtained from published sources)	



Information Type	BAM requirement	Section in BDAR
	☐ describe methods of local benchmark data collection (if reference plots used to determine local benchmark data)	
	☐ provide justification for use of local data rather than BioNet Vegetation Classification benchmark values	4.6.3
	☐ provide written confirmation from the decision-maker that they support the use of local benchmark data	Appendix G
Maps and tables	☐ Map of native vegetation extent within the subject land at scale not greater than 1:10,000 including identification of all areas of native vegetation including areas that are ground cover only , cleared areas (as described in BAM Section 4.1(1–3.)) and all parts of the subject land that do not contain native vegetation (BAM Subsection 4.1.2)	Figure 4
	☐ Map of PCTs within the subject land (as described in BAM Section 4.2(1.))	Figure 3
	☐ Map of vegetation zones within the subject land (as described in BAM Subsection 4.3.1)	Figure 6
	☐ Map the location of floristic vegetation survey plots and vegetation integrity survey plots relative to PCT boundaries	Figure 6
	☐ Map of TEC distribution on the subject land and table of TEC listing, status and area (ha)	Figure 5
	☐ Map of patch size locations for each native vegetation zone and table of patch size areas (as described in BAM Subsection 4.3.2)	Figure 6 and Table 10
	Table of current vegetation integrity scores for each vegetation zone within the site and including: ☐ composition condition score ☐ structure condition score ☐ function condition score ☐ presence of hollow bearing trees	Table 11
Data	☐ All report maps as separate jpeg files	-
	☐ Plot field data (MS Excel format)	
	☐ Plot field datasheets	-
	Digital shape files of:	-
	☐ PCT boundaries within subject land	-
	☐ TEC boundaries within subject land	-
	☐ vegetation zone boundaries within subject land	-
	☐ floristic vegetation survey and vegetation integrity plot locations	-



Table A-4: Compliance of threatened species chapter with BDAR minimum information requirements (BAM reference: Chapter 5)

Information Type	BAM requirement	Section in BDAR
Information	Identify ecosystem credit species likely to occur on the subject land, including:	-
	☐ list of ecosystem credit species derived from the BAM-C (as described in BAM Subsection 5.1.1 and Section 5.2(1.))	Table 12
	☐ justification and supporting evidence for exclusion of any ecosystem credit species based on geographic limitations, habitat constraints or vagrancy (as described in BAM Subsections 5.2.1 and 5.2.2)	5.1.1
	☐ justification for addition of any ecosystem credit species to the list	5.1.1
	Identify species credit species likely to occur on the subject land, including:	-
	☐ list of species credit species derived from the BAM-C (as described in BAM Subsection 5.1.1)	Table 13 and Table 14
	☐ justification and supporting evidence for exclusions based on geographic limitations, habitat constraints or vagrancy (as described in BAM Subsections 5.2.1 and 5.2.2)	5.1.2
	☐ justification and supporting evidence for exclusions based on degraded habitat constraints and/or microhabitats on which the species depends (as described in BAM Subsection 5.2.2)	5.1.2
	☐ justification for addition of any species credit species to the list	5.1.2
	From the list of candidate species credit species, identify:	Table 15 and Table 16
	☐ species assumed present within the subject land (if relevant) (as described in BAM Subsection 5.2.4(2.a.))	
	☐ species present within the subject land on the basis of being identified on an important habitat map for a species (as described in BAM Subsection 5.2.4(2.d.))	
	☐ species for which targeted surveys are to be completed to determine species presence (BAM Subsection 5.2.4(2.b.))	
	☐ species for which an expert report is to be used to determine species presence (BAM Subsection 5.2.4(2.c.))	
	Present the outcomes of species credit species assessments from:	-
	☐ threatened species survey (as described in BAM Section 5.2.4)	5.1
	☐ expert reports (if relevant) including justification for presence of the species and information used to make this determination (as described in BAM Subsection 5.2.4, Section 5.3, Box 3)	5.4
	Where survey has been undertaken include detailed information on:	-
	☐ survey method and effort (as described in BAM Section 5.3)	5.3



Information Type	BAM requirement	Section in BDAR
	☐ justification of survey method and effort (e.g. citation of peer-reviewed literature) if approach differs from the department's taxa-specific survey guides or where no relevant guideline has been published	5.3
	☐ timing of survey in relation to requirements in the TBDC or the department's taxa-specific survey guides. Where survey was undertaken outside these guides include justification for the timing of surveys	5.3
	☐ survey personnel and relevant experience	Declaration ii
	☐ describe any limitations to surveys and how these were addressed/overcome	5.3
	Where an expert report has been used in place of survey (as described in BAM Section 5.3, Box 3), include:	-
	☐ justification of the use of an expert report ☐ identify the expert, provide evidence of their expert credentials and departmental approval of expert status ☐ all requirements of Box 3 have been addressed in the expert report	5.4
	Where use of local data is proposed (BAM Subsection 1.4.2):	-
	☐ identify relevant species ☐ identify data to be amended ☐ identify source of information for local data, e.g. published literature, additional survey data, etc. ☐ justify use of local data in preference to VIS Classification or TBDC data	0
	☐ provide written confirmation from the decision-maker that they support the use of local data	Appendix G
	Species polygon completed for species credit species present within the subject land (assumed present or determined on the basis of survey, expert report or important habitat map) ensuring that:	-
	☐ the unit of measure for each species is documented	Table 18
	for species assessed by area:	-
	☐ the polygon includes the extent of suitable habitat for the target species within the subject land (as described in BAM Subsection 5.2.5)	Figure 7
	☐ a description of, and evidence-based justification for, the habitat constraints, features or microhabitats used to map the species polygon including reference to information in the TBDC for that species and any buffers applied	0
	for species assessed by counts of individuals:	-



Information Type	BAM requirement	Section in BDAR
	☐ the number of individual plants present on the subject land (as described in BAM Subsection 5.2.5(3.))	-
	☐ the method used to derive this number (i.e. threatened species survey or expert report) and evidence-based justification for the approach taken	-
	☐ the polygon includes all individuals located on the subject land with a buffer of 30 m around the individuals or groups of individuals on the subject land	Figure 7
	☐ Identify the biodiversity risk weighting for each species credit species identified as present within the subject land (as described in BAM Section 5.4)	Table 18
Maps and tables	☐ Table showing ecosystem credit species in accordance with BAM Subsection 5.1.1, and identifying:	-
	☐ the ecosystem credit species removed from the list	Table 12
	☐ the sensitivity to gain class of each species	Table 12
	☐ Table detailing species credit species in accordance with BAM Section 5.2 and identifying:	Table 13 and Table 14
	☐ the species credit species removed from the list of species because the species is considered vagrant, out of geographic range or the habitat or microhabitat features are not present	Table 13 and Table 14
	☐ the candidate species credit species not recorded on the subject land as determined by targeted survey, expert report or important habitat map	Table 15 and Table 16
	☐ Table detailing species credit species recorded or assumed as present within the subject land, habitat constraints or microhabitats associated with the species, counts of individuals (flora)/extent of suitable habitat (flora and fauna) (as described in BAM Subsection 5.2.6) and biodiversity risk weighting (BAM Section 5.4)	Table 18
	☐ Map indicating the GPS coordinates of all individuals of each species recorded within the subject land and the species polygon for each species (as described in BAM Subsection 5.2.5)	Figure 7
Data	☐ Digital shape files of suitable habitat identified for survey for each candidate species credit species	-
	☐ Survey locations including GPS coordinates of any plots, transects, grids	-
	☐ Digital shape files of each species polygon including GPS coordinates of located individuals	-
	☐ Species polygon map in jpeg format	-
	☐ Expert reports and any supporting data used to support conclusions of the expert report	-



Information Type	BAM requirement	Section in BDAR
	☐ Field datasheets detailing survey information including prevailing conditions, date, time, equipment used, etc.	-



Table A-5: Compliance of prescribed Impacts chapter with BDAR minimum information requirements (BAM reference: Chapter 6)

Information Type	BAM requirement	Section in BDAR
Information	Identify potential prescribed biodiversity impacts on threatened entities, including:	-
	☐ karst, caves, crevices, cliffs, rocks and other geological features of significance (as described in BAM Subsection 6.1.1) ☐ occurrences of human-made structures and non-native vegetation (as described in BAM Subsection 6.1.2) ☐ corridors or other areas of connectivity linking habitat for threatened entities (as described in BAM Subsection 6.1.3) ☐ waterbodies or any hydrological processes that sustain threatened entities (as described in BAM Subsection 6.1.4)	Table 20
	☐ protected animals that may use the proposed wind farm development site as a flyway or migration route (as described in BAM Subsection 6.1.5)	-
	☐ where the proposed development may result in vehicle strike on threatened fauna or on animals that are part of a threatened ecological community (as described in BAM Subsection 6.1.6)	Table 20
	☐ Identify a list of threatened entities that may be dependent upon or may use habitat features associated with any of the prescribed impacts	-
	☐ Describe the importance of habitat features to the species including, where relevant, impacts on life cycle or movement patterns (e.g. Subsection 6.1.3)	6.0
	Where the proposed development is for a wind farm:	-
	☐ identify a candidate list of protected animals that may use the development site as a flyway or migration route, including: resident threatened aerial species, resident raptor species and nomadic and migratory species that are likely to fly over the proposal area (as described in BAM Subsection 6.1.5)	-
	☐ provide details of targeted survey for candidate species of wind farm developments undertaken in accordance with BAM Subsection 6.1.5(2–3.)	-
	☐ predict the habitual flight paths for nomadic and migratory species likely to fly over the subject land and map the likely habitat for resident threatened aerial and raptor species (BAM Subsection 6.1.5(4.))	-
	Where the proposal may result in vehicle strike:	–
	☐ identify a list of threatened fauna or protected fauna species that are part of a TEC and at risk of vehicle strike due to the proposal	Table 20
Maps and tables	☐ Map showing location of any prescribed impact features (i.e. karst, caves, crevices, cliffs, rocks, human-made structures, etc.)	Figure 1 and Figure 2



Information Type	BAM requirement	Section in BDAR
	☐ Map showing location of potential vehicle strike locations	Figure 1
	☐ Maps of habitual flight paths for nomadic and migratory species likely to fly over the site and maps of likely habitat for threatened aerial species resident on the site (for wind farm developments only)	-
Data	☐ Digital shape files of prescribed impact feature locations	-
	☐ Prescribed impact features map in jpeg format	-

Table A-6: Compliance of avoid and minimise impacts chapter with BDAR minimum information requirements (BAM reference: Chapter 7)

Information Type	BAM requirement	Section in BDAR
Information	Demonstration of efforts to avoid and minimise impacts on biodiversity values (including prescribed impacts) associated with the proposal location in accordance with Chapter 7, including an analysis of alternative:	-
	☐ modes or technologies that would avoid or minimise impacts on biodiversity values and justification for selecting the proposed mode or technology	7.1.2 and 7.2.2
	☐ routes that would avoid or minimise impacts on biodiversity values and justification for selecting the proposed route	7.1.1 and 7.2.1
	☐ alternative locations that would avoid or minimise impacts on biodiversity values and justification for selecting the proposed location	7.1.1 and 7.2.1
	☐ alternative sites within a property on which the proposal is located that would avoid or minimise impacts on biodiversity values and justification for selecting the proposed site	7.1.1 and 7.2.1
	☐ Describe efforts to avoid and minimise impacts (including prescribed impacts) to biodiversity values through proposal design (as described in BAM Sections 7.1 and 7.2)	7.1.1 and 7.2.1
	☐ Identification of any other site constraints that the proponent has considered in determining the location and design of the proposal (as described in BAM Subsection 7.2.1(3.))	7.0
	☐ Detail measures or options considered but not implemented because they are not feasible and/or practical (e.g. due to site constraints)	0
Maps and tables	☐ Table of measures to be implemented to avoid and minimise the impacts of the proposal, including action, outcome, timing and responsibility	Table 21
	☐ Map of alternative footprints considered to avoid or minimise impacts on biodiversity values; and of the final proposal footprint, including construction and operation	-



Information Type	BAM requirement	Section in BDAR
	☐ Maps demonstrating indirect impact zones where applicable	-
Data	Digital shape files of:	-
	☐ alternative and final proposal footprint	-
	☐ direct and indirect impact zones	-
	☐ Maps in jpeg format	-

Table A-7: Compliance of assessment of impacts chapter with BDAR minimum information requirements (BAM reference: Chapter 8, Sections 8.1 and 8.2)

Information Type	BAM requirement	Section in BDAR
Information	☐ Determine the impacts on native vegetation and threatened species habitat, including a description of direct impacts of clearing of native vegetation, threatened ecological communities and threatened species habitat (as described in BAM Section 8.1)	Table 22
	Assessment of indirect impacts on vegetation and threatened species and their habitat including (as described in BAM Section 8.2):	-
	☐ description of the nature, extent, frequency, duration and timing of indirect impacts of the proposal	Table 24
	☐ documenting the consequences to vegetation and threatened species and their habitat including evidence-based justifications	8.2
	☐ reporting any limitations or assumptions, etc. made during the assessment	8.2
	☐ identification of the threatened entities and their habitat likely to be affected	Table 24
	Assessment of prescribed biodiversity impacts (as described in BAM Section 8.3) including:	-
	assessment of the nature, extent frequency , duration and timing of impacts on the habitat of threatened species or ecological communities associated with:	-
	☐ karst, caves, crevices, cliffs, rocks and other features of geological significance	Figure 2
	☐ human-made structures	n/a
	☐ non-native vegetation	8.3.2
	☐ connectivity of different areas of habitat of threatened species that facilitates the movement of those species across their range	Figure 2
	☐ movement of threatened species that maintains their life cycle	



Information Type	BAM requirement	Section in BDAR
	☐ water quality, waterbodies and hydrological processes that sustain threatened species and threatened ecological communities	Figure 2
	☐ assessment of the impacts of wind turbine strikes on protected animals	-
	☐ assessment of the impacts of vehicle strikes on threatened species of animals or on animals that are part of a TEC	Table 20
	☐ evaluate the consequences of prescribed impacts	8.3
	☐ describe impacts that are uncertain	8.0
	☐ document limitations to data, assumptions and predictions	
Maps and tables	☐ Table showing change in vegetation integrity score for each vegetation zone as a result of identified impacts	Table 23
Data	N/A	-

Table A-8: Compliance of mitigation and management of impacts chapter with BDAR minimum information requirements (BAM reference: Chapter 8, Sections 8.4 and 8.5)

Information Type	BAM requirement	Section in BDAR
Information	Identification of measures to mitigate or manage impacts in accordance with the recommendations in BAM Sections 8.4 and 8.5 including:	-
	☐ techniques, timing, frequency and responsibility	Table 25
	☐ identify measures for which there is risk of failure	
	☐ evaluate the risk and consequence of any residual impacts	
	☐ document any adaptive management strategy proposed	8.5
	Identification of measures for mitigating impacts related to:	-
	☐ displacement of resident fauna (as described in BAM Subsection 8.4.1(2.)) ☐ indirect impacts on native vegetation and habitat (as described in BAM Subsection 8.4.1(3.)) ☐ mitigating prescribed biodiversity impacts (as described in BAM Subsection 8.4.2)	8.3
	☐ Details of the adaptive management strategy proposed to monitor and respond to impacts on biodiversity values that are uncertain (BAM Section 8.5)	8.5
Maps and tables	☐ Table of measures to be implemented before, during and after construction to mitigate and manage impacts of the proposal, including action, outcome, timing and responsibility	Table 25
Data	N/A	



Table A-9: Compliance of impact summary chapter with BDAR minimum information requirements (BAM reference: Chapter 9)

Information Type	BAM requirement	Section in BDAR
Information	Identification and assessment of impacts on TECs and threatened species that are at risk of a serious and irreversible impacts (SAII, in accordance with BAM Section 9.1) including:	-
	☐ addressing all criteria in Subsection 9.1.1 for each TEC listed as at risk of an SAII present on the subject land	9
	☐ for each TEC, report the extent of the TEC in NSW	9
	☐ addressing all criteria in Subsection 9.1.2 for each threatened species at risk of an SAII present on the subject land	Figure 9
	☐ for each threatened species, report the population size in NSW	9
	☐ documenting assumptions made and/or limitations to information ☐ documenting all sources of data, information, references used or consulted ☐ clearly justifying why any criteria could not be addressed	9
	☐ Identification of impacts requiring offset in accordance with BAM Section 9.2	Table 36 and Table 37
	☐ Identification of impacts not requiring offset in accordance with BAM Subsection 9.2.1(3.)	Table 35
	☐ Identification of areas not requiring assessment in accordance with BAM Section 9.3	Table 39
Maps and tables	☐ Map showing the extent of TECs at risk of an SAII within the subject land	Figure 9
	☐ Map showing location of threatened species at risk of an SAII within the subject land	Figure 9
	Map showing location of:	-
	☐ impacts requiring offset	Figure 10
	☐ impacts not requiring offset	Figure 10
	☐ areas not requiring assessment	Figure 10
Data	Digital shape files of:	-
	☐ extent of TECs at risk of an SAII within the subject land	-
	☐ location of threatened species at risk of an SAII within the subject land	-
	☐ boundary of impacts requiring offset	-
	☐ boundary of impacts not requiring offset	-



Information Type	BAM requirement	Section in BDAR
	☐ boundary of areas not requiring assessment	-
	☐ Maps in jpeg format	-

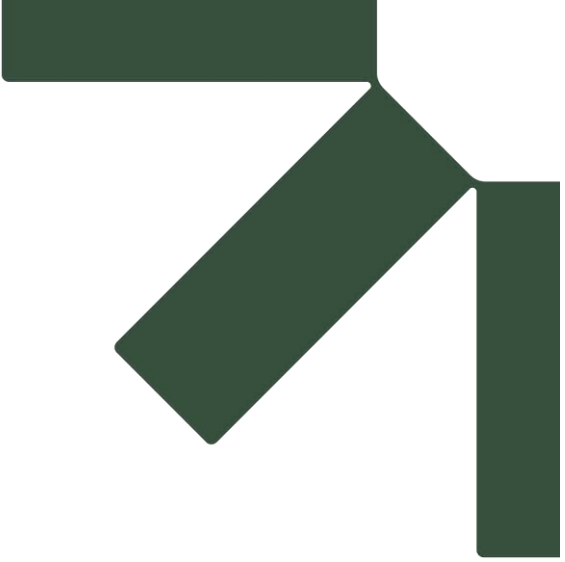
Table A-10: Compliance of impact summary chapter with BDAR minimum information requirements (BAM reference: Chapter 10)

Information Type	BAM requirement	Section in BDAR
Information	Ecosystem credits and species credits that measure the impact of the development on biodiversity values, including:	-
	☐ future vegetation integrity score for each vegetation zone within the subject land (Equation 25 and Equation 26 in BAM Appendix H) ☐ change in vegetation integrity score (BAM Subsection 8.1.1) ☐ number of required ecosystem credits for the direct impacts of the proposal on each vegetation zone within the subject land (BAM Subsection 10.1.2)	Table 36
	☐ biodiversity risk weighting for each	Table 36 and Table 37
	☐ number of required species credits for each candidate threatened species that is directly impacted on by the proposal (BAM Subsection 10.1.3)	Table 37
Maps and tables	☐ Table of PCTs requiring offset and the number of ecosystem credits required	Table 36
	☐ Table of threatened species requiring offset and the number of species credits required	Table 37
Data	☐ Submitted proposal in the BAM Calculator	-

Table A-11: Compliance of biodiversity credit report chapter with BDAR minimum information requirements (BAM reference: Chapter 10)

Information Type	BAM requirement	Section in BDAR
Information	☐ Description of credit classes for ecosystem credits and species credits at the development or clearing site or land to be biodiversity certified (BAM Section 10.2)	Table 40 and Table 41
	☐ BAM credit report in pdf format	Appendix H
Maps and tables	☐ Table of credit class and matching credit profile	Table 41
Data	☐ BAM credit report in pdf format	Appendix H





Appendix B Biodiversity Values Map and Threshold tool report

Biodiversity Development Assessment Report

**6-8 Julius Ave North Ryde 6-8 Julius Ave North Ryde
Data Centre**

ISPT Pty Ltd

SLR Project No.: 610.032512.00001

19 December 2025

Biodiversity Values Map and Threshold Report

This report is generated using the Biodiversity Values Map and Threshold (BMAT) tool. The BMAT tool is used by proponents to supply evidence to your local council to determine whether or not a Biodiversity Development Assessment Report (BDAR) is required under [the Biodiversity Conservation Regulation 2017 \(Cl. 7.2 & 7.3\)](#).

The report provides results for the proposed development footprint area identified by the user and displayed within the blue boundary on the map.

There are two pathways for determining whether a BDAR is required for the proposed development:

1. Is there Biodiversity Values Mapping?
2. Is the 'clearing of native vegetation area threshold' exceeded?

Biodiversity Values Map and Threshold Report

Date of Report Generation		19/12/2025 11:04 PM
1. Biodiversity Values (BV) Map - Results Summary (Biodiversity Conservation Regulation Section 7.3)		
1.1	Does the development Footprint intersect with BV mapping?	no
1.2	Was <u>ALL</u> BV Mapping within the development footprinted added in the last 90 days? (dark purple mapping only, no light purple mapping present)	no
1.3	Date of expiry of dark purple 90 day mapping	N/A
1.4	Is the Biodiversity Values Map threshold exceeded?	no
2. Area Clearing Threshold - Results Summary (Biodiversity Conservation Regulation Section 7.2)		
2.1	Size of the development or clearing footprint	28,644.7 sqm
2.2	Native Vegetation Area Clearing Estimate (NVACE) (within development/clearing footprint)	15,434.4 sqm
2.3	Method for determining Minimum Lot Size	Lot size
2.4	Minimum Lot Size (10,000sqm = 1ha)	1,408 sqm
2.5	Area Clearing Threshold (10,000sqm = 1ha)	2,500 sqm
2.6	Does the estimate exceed the Area Clearing Threshold? (NVACE results are an estimate and can be reviewed using the Guidance)	yes
REPORT RESULT: Is the Biodiversity Offset Scheme (BOS) Threshold exceeded for the proposed development footprint area? (Your local council will determine if a BDAR is required)		yes

What do I do with this report?

- If the result above indicates the BOS Threshold has been exceeded, your local council **may require** a Biodiversity Development Assessment Report with your development application. Seek further advice from Council. An accredited assessor can apply the Biodiversity Assessment Method and prepare a BDAR for you. For a list of accredited assessors go to: <https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor>.
- If the result above indicates the BOS Threshold has not been exceeded, you may not require a Biodiversity Development Assessment Report. This BMAT report can be provided to Council to support your development application. Council can advise how the area clearing threshold results should be considered. Council will review these results and make a determination if a BDAR is required. Council may ask you to review the area clearing threshold results. You may also be required to assess whether the development is “likely to significantly affect threatened species” as determined under the test in Section 7.3 of the *Biodiversity Conservation Act 2016*.
- If a BDAR is not required by Council, you may still require a permit to clear vegetation from your local council.
- If **all** Biodiversity Values mapping within your development footprint was less than 90 days old, i.e. areas are displayed as dark purple on the BV map, a BDAR may not be required if your Development Application is submitted within that 90 day period. Any BV mapping less than 90 days old on this report will expire on the date provided in Line item 1.3 above.

For more detailed advice about actions required, refer to the **Interpreting the evaluation report** section of the [Biodiversity Values Map Threshold Tool User Guide](#) .

Review Options:

- If you believe the Biodiversity Values mapping is incorrect please refer to our [BV Map Review webpage](#) for further information.
- If you or Council disagree with the area clearing threshold estimate results from the NVACE in Line Item 2.6 above (i.e. area of Native Vegetation within the Development footprint proposed to be cleared), review the results using the [Guide for reviewing area clearing threshold results from the BMAT Tool](#).

Acknowledgement

I, as the applicant for this development, submit that I have correctly depicted the area that will be impacted or likely to be impacted as a result of the proposed development.

Signature: _____

(Typing your name in the signature field will be considered as your signature for the purposes of this form)

Date: _____

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Biodiversity Values Map and Threshold Tool

The Biodiversity Values (BV) Map and Threshold Tool identifies land with high biodiversity value, particularly sensitive to impacts from development and clearing.

The BV map forms part of the Biodiversity Offsets Scheme threshold, which is one of the factors for determining whether the Scheme applies to a clearing or development proposal. You have used the Threshold Tool in the map viewer to generate this BV Threshold Report for your nominated area. This report calculates results for your proposed development footprint and indicates whether Council may require you to engage an accredited assessor to prepare a Biodiversity Development Assessment Report (BDAR) for your development.

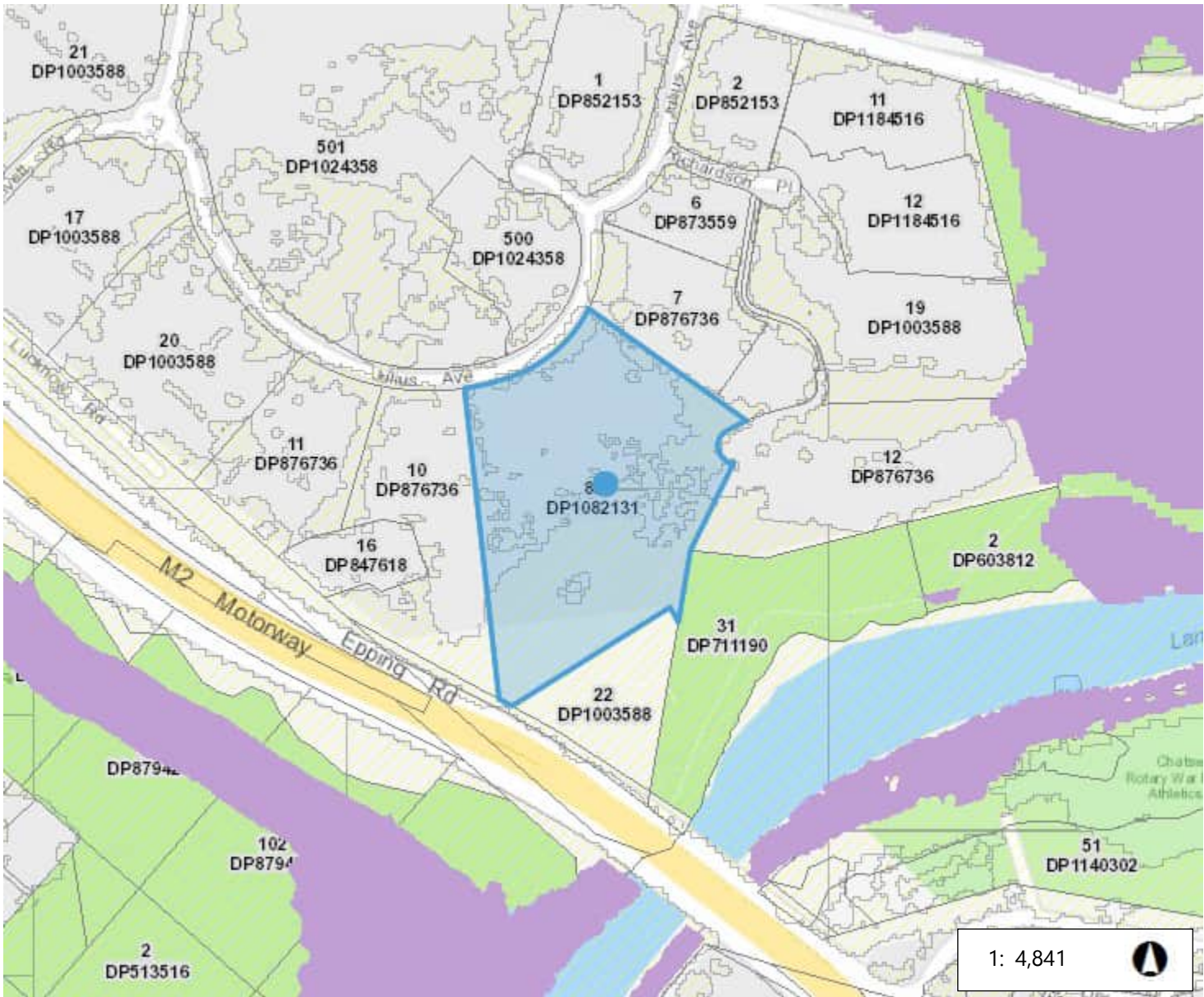
This report may be used as evidence for development applications submitted to councils. You may also use this report when considering native vegetation clearing under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

What's new? For more information about the latest updates to the Biodiversity Values Map and Threshold Tool go to the updates section on the [Biodiversity Values Map webpage](#).

Map Review: Landholders can request a review of the BV Map where they consider there is an error in the mapping on their property. For more information about the map review process and an application form for a review go to the [Biodiversity Values Map Review webpage](#).

If you need help using this map tool see our [Biodiversity Values Map and Threshold Tool User Guide](#) or contact the Map Review Team at map.review@environment.nsw.gov.au or on 1800 001 490.

Biodiversity Values Map



245.9 0 122.96 245.9 Metres

WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend

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

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

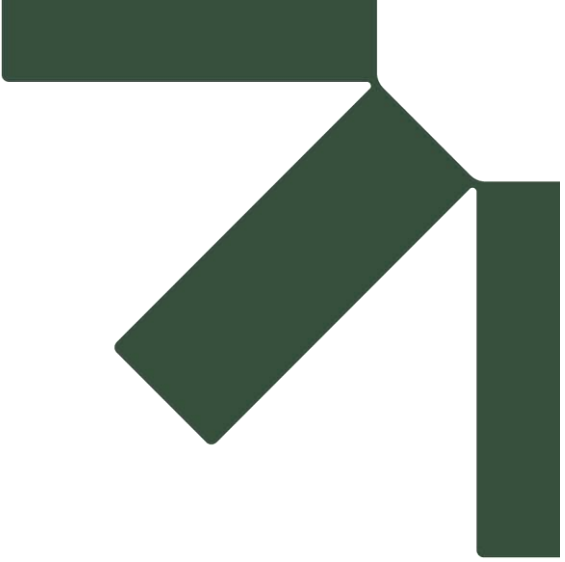
Imagery © Airbus DS/Spot Image 2016

© NSW Department of Customer Service, Basemaps 2019

© NSW Department of Planning and Environment

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

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



Appendix C Matters of National Environmental Significance

Biodiversity Development Assessment Report

**6-8 Julius Ave North Ryde 6-8 Julius Ave North Ryde
Data Centre**

ISPT Pty Ltd

SLR Project No.: 610.032512.00001

19 December 2025



Australian Government

Department of Climate Change, Energy,
the Environment and Water

EPBC Act Protected Matters Report

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

Report created: 28-May-2025

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

Summary

Matters of National Environment Significance

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

World Heritage Properties:	3
National Heritage Places:	8
Wetlands of International Importance (Ramsar	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	13
Listed Threatened Species:	123
Listed Migratory Species:	69

Other Matters Protected by the EPBC Act

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

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

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

Commonwealth Lands:	1170
Commonwealth Heritage Places:	32
Listed Marine Species:	97
Whales and Other Cetaceans:	10
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

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

State and Territory Reserves:	10
Regional Forest Agreements:	None
Nationally Important Wetlands:	2
EPBC Act Referrals:	79
Key Ecological Features (Marine):	None
Biologically Important Areas:	2
Bioregional Assessments:	1
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

World Heritage Properties

[Resource Information]

Name	State	Legal Status	Buffer Status
Australian Convict Sites (Cockatoo Island Convict Site)	NSW	Declared property	In buffer area only
Australian Convict Sites (Hyde Park Barracks)	NSW	Declared property	In buffer area only
Sydney Opera House	NSW	Declared property	In buffer area only

National Heritage Places

[Resource Information]

Name	State	Legal Status	Buffer Status
Historic			
Cockatoo Island	NSW	Listed place	In buffer area only
First Government House Site	NSW	Listed place	In buffer area only
Governors' Domain and Civic Precinct	NSW	Listed place	In buffer area only
Hyde Park Barracks	NSW	Listed place	In buffer area only
Sydney Harbour Bridge	NSW	Listed place	In buffer area only
Sydney Opera House	NSW	Listed place	In buffer area only

Indigenous

Cyprus Hellene Club - Australian Hall	NSW	Listed place	In buffer area only
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Natural

Ku-ring-gai Chase National Park, Lion, Long and Spectacle Island Nature Reserves	NSW	Listed place	In buffer area only
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Listed Threatened Ecological Communities

[Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text	Buffer Status
Blue Gum High Forest of the Sydney Basin Bioregion	Critically Endangered	Community likely to occur within area	In buffer area only
Castlereagh Scribbly Gum and Agnes Banks Woodlands of the Sydney Basin Bioregion	Endangered	Community may occur within area	In buffer area only

Community Name	Threatened Category	Presence Text	Buffer Status
Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community	Endangered	Community likely to occur within area	In feature area
Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland	Endangered	Community may occur within area	In feature area
Coastal Upland Swamps in the Sydney Basin Bioregion	Endangered	Community likely to occur within area	In feature area
Cooks River/Castlereagh Ironbark Forest of the Sydney Basin Bioregion	Critically Endangered	Community may occur within area	In buffer area only
Eastern Suburbs Banksia Scrub of the Sydney Region	Critically Endangered	Community may occur within area	In buffer area only
Posidonia australis seagrass meadows of the Manning-Hawkesbury ecoregion	Endangered	Community likely to occur within area	In buffer area only
River-flat eucalypt forest on coastal floodplains of southern New South Wales and eastern Victoria	Critically Endangered	Community likely to occur within area	In feature area
Shale Sandstone Transition Forest of the Sydney Basin Bioregion	Critically Endangered	Community likely to occur within area	In feature area
Subtropical and Temperate Coastal Saltmarsh	Vulnerable	Community likely to occur within area	In buffer area only
Turpentine-Ironbark Forest of the Sydney Basin Bioregion	Critically Endangered	Community likely to occur within area	In buffer area only
Western Sydney Dry Rainforest and Moist Woodland on Shale	Critically Endangered	Community likely to occur within area	In feature area

Listed Threatened Species

[[Resource Information](#)]

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

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Anthochaera phrygia Regent Honeyeater [82338]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Ardeenna grisea Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Arenaria interpres Ruddy Turnstone [872]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat known to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Calidris tenuirostris Great Knot [862]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Callocephalon fimbriatum Gang-gang Cockatoo [768]	Endangered	Species or species habitat known to occur within area	In feature area
Calyptorhynchus lathami lathami South-eastern Glossy Black-Cockatoo [67036]	Vulnerable	Species or species habitat known to occur within area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879]	Endangered	Foraging, feeding or related behaviour known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Climacteris picumnus victoriae Brown Treecreeper (south-eastern) [67062]	Vulnerable	Species or species habitat known to occur within area	In feature area
Dasyornis brachypterus Eastern Bristlebird [533]	Endangered	Species or species habitat may occur within area	In feature area
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea antipodensis gibsoni Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Species or species habitat may occur within area	In feature area
Erythroriorchis radiatus Red Goshawk [942]	Endangered	Species or species habitat may occur within area	In feature area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Fregetta grallaria grallaria White-bellied Storm-Petrel (Tasman Sea), White-bellied Storm-Petrel (Australasian) [64438]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat known to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Limosa lapponica baueri Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit [86380]	Endangered	Species or species habitat known to occur within area	In feature area
Limosa limosa Black-tailed Godwit [845]	Endangered	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In feature area
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Melanodryas cucullata cucullata South-eastern Hooded Robin, Hooded Robin (south-eastern) [67093]	Endangered	Species or species habitat likely to occur within area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Pachyptila turtur subantarctica Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat known to occur within area	In feature area
Pterodroma leucoptera leucoptera Gould's Petrel, Australian Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area	In buffer area only
Pterodroma neglecta neglecta Kermadec Petrel (western) [64450]	Vulnerable	Foraging, feeding or related behaviour may occur within area	In buffer area only
Pycnoptilus floccosus Pilotbird [525]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat known to occur within area	In feature area
Stagonopleura guttata Diamond Firetail [59398]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Sternula albifrons Little Tern [82849]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Sternula nereis nereis Australian Fairy Tern [82950]	Vulnerable	Species or species habitat known to occur within area	In feature area
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche bulleri platei Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche eremita Chatham Albatross [64457]	Endangered	Foraging, feeding or related behaviour may occur within area	In feature area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat known to occur within area	In feature area
FISH			
Epinephelus daemeli Black Rockcod, Black Cod, Saddled Rockcod [68449]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Hippocampus whitei White's Seahorse, Crowned Seahorse, Sydney Seahorse [66240]	Endangered	Species or species habitat known to occur within area	In buffer area only
Macquaria australasica Macquarie Perch [66632]	Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Seriolella brama Blue Warehou [69374]	Conservation Dependent	Species or species habitat known to occur within area	In buffer area only
FROG			
Heleioporus australiacus australiacus Giant Burrowing Frog, Eastern Owl Frog [92013]	Endangered	Species or species habitat known to occur within area	In feature area
Litoria aurea Green and Golden Bell Frog [1870]	Vulnerable	Species or species habitat known to occur within area	In feature area
Mixophyes balbus Stuttering Frog, Southern Barred Frog (in Victoria) [1942]	Vulnerable	Species or species habitat likely to occur within area	In feature area
MAMMAL			
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat may occur within area	In buffer area only
Chalinolobus dwyeri Large-eared Pied Bat, Large Pied Bat [183]	Endangered	Species or species habitat known to occur within area	In feature area
Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat known to occur within area	In feature area
Eubalaena australis Southern Right Whale [40]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Isoodon obesulus obesulus Southern Brown Bandicoot (eastern), Southern Brown Bandicoot (south-eastern) [68050]	Endangered	Species or species habitat known to occur within area	In feature area
Notamacropus parma Parma Wallaby [89289]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Petauroides volans Greater Glider (southern and central) [254]	Endangered	Species or species habitat known to occur within area	In feature area
Petaurus australis australis Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Petrogale penicillata Brush-tailed Rock-wallaby [225]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat known to occur within area	In feature area
Pseudomys novaehollandiae New Holland Mouse, Pookila [96]	Vulnerable	Species or species habitat known to occur within area	In feature area
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Roosting known to occur within area	In feature area
PLANT			
Acacia bynoeana Bynoe's Wattle, Tiny Wattle [8575]	Vulnerable	Species or species habitat known to occur within area	In feature area
Acacia pubescens Downy Wattle, Hairy Stemmed Wattle [18800]	Vulnerable	Species or species habitat known to occur within area	In feature area
Acacia terminalis subsp. Eastern Sydney (G.P.Phillips 126) listed as Acacia terminalis subsp. terminalis MS			In feature area
Sunshine Wattle (Sydney region) [91564]	Endangered	Species or species habitat known to occur within area	
Allocasuarina glareicola [21932]	Endangered	Species or species habitat may occur within area	In buffer area only
Asterolasia elegans [56780]	Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Caladenia tessellata Thick-lipped Spider-orchid, Daddy Long-legs [2119]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Cryptostylis hunteriana Leafless Tongue-orchid [19533]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Cynanchum elegans White-flowered Wax Plant [12533]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Darwinia biflora [14619]	Vulnerable	Species or species habitat known to occur within area	In feature area
Deyeuxia appressa [7438]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Epacris sparsa [16450]	Endangered	Species or species habitat may occur within area	In buffer area only
Eucalyptus camfieldii Camfield's Stringybark [15460]	Vulnerable	Species or species habitat known to occur within area	In feature area
Genoplesium baueri Yellow Gnat-orchid, Bauer's Midge Orchid, Brittle Midge Orchid [7528]	Endangered	Species or species habitat known to occur within area	In feature area
Grevillea caleyi Caley's Grevillea [9683]	Critically Endangered	Species or species habitat known to occur within area	In buffer area only
Haloragodendron lucasii Hal [6480]	Endangered	Species or species habitat known to occur within area	In feature area
Hibbertia spanantha Julian's Hibbertia [88475]	Critically Endangered	Species or species habitat known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Kunzea rupestris [8798]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Lasiopetalum joyceae [20311]	Vulnerable	Species or species habitat known to occur within area	In feature area
Leptospermum deanei Deane's Tea-tree [21777]	Vulnerable	Species or species habitat known to occur within area	In feature area
Leucopogon exolasius Woronora Beard-heath [14251]	Vulnerable	Species or species habitat may occur within area	In feature area
Melaleuca biconvexa Biconvex Paperbark [5583]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Melaleuca deanei Deane's Melaleuca [5818]	Vulnerable	Species or species habitat known to occur within area	In feature area
Micromyrtus blakelyi [6870]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Microtis angusii Angus's Onion Orchid [64530]	Endangered	Species or species habitat may occur within area	In buffer area only
Persicaria elatior Knotweed, Tall Knotweed [5831]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Persoonia hirsuta Hairy Geebung, Hairy Persoonia [19006]	Endangered	Species or species habitat likely to occur within area	In feature area
Persoonia mollis subsp. maxima [56075]	Endangered	Species or species habitat known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Pimelea curviflora var. curviflora [4182]	Vulnerable	Species or species habitat known to occur within area	In feature area
Pimelea spicata Spiked Rice-flower [20834]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Pomaderris brunnea Rufous Pomaderris, Brown Pomaderris [16845]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Prostanthera densa Villous Mintbush [12233]	Vulnerable	Species or species habitat may occur within area	In feature area
Prostanthera junonis Somersby Mintbush [64960]	Endangered	Species or species habitat known to occur within area	In buffer area only
Prostanthera marifolia Seaforth Mintbush [7555]	Critically Endangered	Species or species habitat known to occur within area	In buffer area only
Pterostylis saxicola Sydney Plains Greenhood [64537]	Endangered	Species or species habitat may occur within area	In buffer area only
Rhizanthella slateri Eastern Underground Orchid [11768]	Endangered	Species or species habitat may occur within area	In feature area
Rhodamnia rubescens Scrub Turpentine, Brown Malletwood [15763]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Rhodomyrtus psidioides Native Guava [19162]	Critically Endangered	Species or species habitat may occur within area	In feature area
Syzygium paniculatum Magenta Lilly Pilly, Magenta Cherry, Daguba, Scrub Cherry, Creek Lilly Pilly, Brush Cherry [20307]	Vulnerable	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat likely to occur within area	In feature area
REPTILE			
Caretta caretta Loggerhead Turtle [1763]	Endangered	Species or species habitat known to occur within area	In feature area
Chelonia mydas Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Foraging, feeding or related behaviour known to occur within area	In feature area
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area	In feature area
Hoplocephalus bungaroides Broad-headed Snake [1182]	Endangered	Species or species habitat may occur within area	In feature area
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
SHARK			
Carcharias taurus (east coast population) Grey Nurse Shark (east coast population) [68751]	Critically Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Carcharodon carcharias White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Galeorhinus galeus School Shark, Eastern School Shark, Snapper Shark, Tope, Soupfin Shark [68453]	Conservation Dependent	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Rhincodon typus Whale Shark [66680]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Sphyrna lewini Scalloped Hammerhead [85267]	Conservation Dependent	Species or species habitat likely to occur within area	In feature area
SNAIL			
Meridolum maryae Maroubra Woodland Snail, Maroubra Land Snail [89884]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Pommerhelix duralensis Dural Land Snail [85268]	Endangered	Species or species habitat known to occur within area	In buffer area only
Listed Migratory Species		[Resource Information]	
Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Anous stolidus Common Noddy [825]		Species or species habitat likely to occur within area	In feature area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Ardeenna carneipes Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Ardeenna grisea Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Calonectris leucomelas Streaked Shearwater [1077]		Species or species habitat known to occur within area	In buffer area only
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Species or species habitat may occur within area	In feature area
Fregata ariel Lesser Frigatebird, Least Frigatebird [1012]		Species or species habitat likely to occur within area	In feature area
Fregata minor Great Frigatebird, Greater Frigatebird [1013]		Species or species habitat may occur within area	In feature area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In feature area
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Phaethon lepturus White-tailed Tropicbird [1014]		Species or species habitat known to occur within area	In feature area
Sternula albifrons Little Tern [82849]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche eremita Chatham Albatross [64457]	Endangered	Foraging, feeding or related behaviour may occur within area	In feature area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Migratory Marine Species			
Balaenoptera edeni Bryde's Whale [35]		Species or species habitat may occur within area	In buffer area only
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat may occur within area	In buffer area only
Caperea marginata Pygmy Right Whale [39]		Foraging, feeding or related behaviour may occur within area	In buffer area only
Carcharhinus longimanus Oceanic Whitetip Shark [84108]		Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Carcharias taurus Grey Nurse Shark [64469]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Carcharodon carcharias White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Caretta caretta Loggerhead Turtle [1763]	Endangered	Species or species habitat known to occur within area	In feature area
Chelonia mydas Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Foraging, feeding or related behaviour known to occur within area	In feature area
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area	In feature area
Eubalaena australis as Balaena glacialis australis Southern Right Whale [40]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Lagenorhynchus obscurus Dusky Dolphin [43]		Species or species habitat may occur within area	In buffer area only
Lamna nasus Porbeagle, Mackerel Shark [83288]		Species or species habitat likely to occur within area	In feature area
Megaptera novaeangliae Humpback Whale [38]		Species or species habitat known to occur within area	In buffer area only
Mobula alfredi as Manta alfredi Reef Manta Ray, Coastal Manta Ray [90033]		Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Mobula birostris as Manta birostris Giant Manta Ray [90034]		Species or species habitat may occur within area	In feature area
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Rhincodon typus Whale Shark [66680]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Migratory Terrestrial Species			
Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat known to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat known to occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area
Arenaria interpres Ruddy Turnstone [872]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat known to occur within area	In feature area
Calidris pugnax as Philomachus pugnax Ruff [91256]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Calidris ruficollis Red-necked Stint [860]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Calidris tenuirostris Great Knot [862]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Charadrius bicinctus Double-banded Plover [895]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879]	Endangered	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area
Gallinago megala Swinhoe's Snipe [864]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Gallinago stenura Pin-tailed Snipe [841]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In feature area
Limosa limosa Black-tailed Godwit [845]	Endangered	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Numenius minutus Little Curlew, Little Whimbrel [848]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Numenius phaeopus Whimbrel [849]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Pandion haliaetus Osprey [952]		Species or species habitat known to occur within area	In feature area
Pluvialis fulva Pacific Golden Plover [25545]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Tringa brevipes Grey-tailed Tattler [851]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Tringa stagnatilis			
Marsh Sandpiper, Little Greenshank [833]		Foraging, feeding or related behaviour known to occur within area	In buffer area only

Other Matters Protected by the EPBC Act

Commonwealth Lands

[[Resource Information](#)]

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

Commonwealth Land Name	State	Buffer Status
Australian National University		
Commonwealth Land - Australian National University [13156]	NSW	In buffer area only

Commonwealth Bank of Australia

Commonwealth Land - Commonwealth Bank of Australia [14331]	NSW	In buffer area only
Commonwealth Land - Commonwealth Bank of Australia [13158]	NSW	In buffer area only
Commonwealth Land - Commonwealth Bank of Australia [13909]	NSW	In buffer area only
Commonwealth Land - Commonwealth Bank of Australia [14407]	NSW	In buffer area only
Commonwealth Land - Commonwealth Bank of Australia [14406]	NSW	In buffer area only
Commonwealth Land - Commonwealth Bank of Australia [14408]	NSW	In buffer area only

Commonwealth Trading Bank of Australia

Commonwealth Land - Commonwealth Trading Bank of Australia [13043]	NSW	In buffer area only
Commonwealth Land - Commonwealth Trading Bank of Australia [14337]	NSW	In buffer area only

Communications, Information Technology and the Arts - Australian Broadcasting Corporation

Commonwealth Land - Australian Broadcasting Commission [15605]	NSW	In buffer area only
Commonwealth Land - Australian Broadcasting Commission [13112]	NSW	In buffer area only
Commonwealth Land - Australian Broadcasting Commission [13113]	NSW	In buffer area only
Commonwealth Land - Australian Broadcasting Commission [13116]	NSW	In buffer area only
Commonwealth Land - Australian Broadcasting Corporation [13108]	NSW	In buffer area only
Commonwealth Land - Australian Broadcasting Corporation [13109]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Commonwealth Land - Australian Broadcasting Corporation [13106]	NSW	In buffer area only
Commonwealth Land - Australian Broadcasting Corporation [15607]	NSW	In buffer area only
Commonwealth Land - Australian Broadcasting Corporation [15606]	NSW	In buffer area only
Commonwealth Land - Australian Broadcasting Corporation [13107]	NSW	In buffer area only
Commonwealth Land - Australian Broadcasting Corporation [13111]	NSW	In buffer area only
Commonwealth Land - Australian Broadcasting Corporation [13114]	NSW	In buffer area only
Commonwealth Land - Australian Broadcasting Corporation [13117]	NSW	In buffer area only
Commonwealth Land - Australian Broadcasting Corporation [13115]	NSW	In buffer area only
Commonwealth Land - Australian Broadcasting Corporation [13110]	NSW	In buffer area only
Communications, Information Technology and the Arts - Australian Postal Corporation		
Commonwealth Land - Australian Postal Commission [13121]	NSW	In buffer area only
Commonwealth Land - Australian Postal Commission [13040]	NSW	In buffer area only
Commonwealth Land - Australian Postal Commission [13910]	NSW	In buffer area only
Commonwealth Land - Australian Postal Commission [13104]	NSW	In buffer area only
Commonwealth Land - Australian Postal Commission [13022]	NSW	In buffer area only
Commonwealth Land - Australian Postal Commission [13047]	NSW	In buffer area only
Commonwealth Land - Australian Postal Commission [13164]	NSW	In buffer area only
Commonwealth Land - Australian Postal Commission [13099]	NSW	In buffer area only
Commonwealth Land - Australian Postal Commission [13091]	NSW	In buffer area only
Commonwealth Land - Australian Postal Commission [13094]	NSW	In buffer area only
Commonwealth Land - Australian Postal Commission [16363]	NSW	In buffer area only
Commonwealth Land - Australian Postal Commission [13923]	NSW	In buffer area only
Commonwealth Land - Australian Postal Commission [13922]	NSW	In buffer area only
Commonwealth Land - Australian Postal Commission [14338]	NSW	In buffer area only
Commonwealth Land - Australian Postal Commission [13925]	NSW	In buffer area only
Commonwealth Land - Australian Postal Commission [13924]	NSW	In buffer area only
Commonwealth Land - Australian Postal Commission [13137]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Commonwealth Land - Australian Postal Commission [13134]	NSW	In buffer area only
Commonwealth Land - Australian Postal Commission [13131]	NSW	In buffer area only
Commonwealth Land - Australian Postal Commission [13055]	NSW	In buffer area only
Commonwealth Land - Australian Postal Commission [13118]	NSW	In buffer area only
Commonwealth Land - Australian Postal Commission [14384]	NSW	In buffer area only
Commonwealth Land - Australian Postal Commission [13039]	NSW	In buffer area only
Commonwealth Land - Australian Postal Corporation [15603]	NSW	In buffer area only
Commonwealth Land - Australian Postal Corporation [16021]	NSW	In buffer area only
Commonwealth Land - Australian Postal Corporation [16174]	NSW	In buffer area only
Commonwealth Land - Australian Postal Corporation [16164]	NSW	In buffer area only
Commonwealth Land - Australia Post [15591]	NSW	In buffer area only
Communications, Information Technology and the Arts - Telstra Corporation Limited		
Commonwealth Land - Australian & Overseas Telecommunications Corporation [16072]	NSW	In buffer area only
Commonwealth Land - Australian & Overseas Telecommunications Corporation [13155]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [13128]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [13129]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [13057]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [13162]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [13157]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [13154]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [13014]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [13093]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [13097]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Commonwealth Land - Australian Telecommunications Commission [13092]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [13095]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [13921]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [13926]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [13136]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [13132]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [16448]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [13119]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [14409]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [15700]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [14405]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [14383]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Corporation [13130]	NSW	In buffer area only
Commonwealth Land - Telstra Corporation Limited [14340]	NSW	In buffer area only
Commonwealth Land - Telstra Corporation Limited [14341]	NSW	In buffer area only
Commonwealth Land - Telstra Corporation Limited [13891]	NSW	In buffer area only
Commonwealth Land - Telstra Corporation Limited [13911]	NSW	In buffer area only
Commonwealth Land - Telstra Corporation Limited [13100]	NSW	In buffer area only
Commonwealth Land - Telstra Corporation Limited [15504]	NSW	In buffer area only
Commonwealth Land - Telstra Corporation Limited [14332]	NSW	In buffer area only
Commonwealth Land - Telstra Corporation Limited [13187]	NSW	In buffer area only
Commonwealth Land - Telstra Corporation Limited [14410]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Commonwealth Land - Telstra Corporation Limited [14339]	NSW	In buffer area only
Commonwealth Land - Telstra Corporation Limited [13033]	NSW	In buffer area only
Commonwealth Land - Telstra Corporation Limited [14385]	NSW	In buffer area only
Defence		
Commonwealth Land - Defence Service Homes Corporation [13041]	NSW	In buffer area only
Commonwealth Land - Defence Service Homes Corporation [13042]	NSW	In buffer area only
Commonwealth Land - Defence Service Homes Corporation [13068]	NSW	In buffer area only
Commonwealth Land - Defence Service Homes Corporation [13066]	NSW	In buffer area only
Commonwealth Land - Defence Service Homes Corporation [13067]	NSW	In buffer area only
Commonwealth Land - Defence Service Homes Corporation [13064]	NSW	In buffer area only
Commonwealth Land - Defence Service Homes Corporation [13065]	NSW	In buffer area only
Commonwealth Land - Defence Service Homes Corporation [13010]	NSW	In buffer area only
Commonwealth Land - Defence Service Homes Corporation [13054]	NSW	In buffer area only
Defence - 21 CONST REGT - HABERFIELD DEPOT [11099]	NSW	In buffer area only
Defence - 21 CONST REGT - HABERFIELD DEPOT [11098]	NSW	In buffer area only
Defence - 21 CONST REGT - HABERFIELD DEPOT [11108]	NSW	In buffer area only
Defence - 21 CONST REGT - HABERFIELD DEPOT [11100]	NSW	In buffer area only
Defence - 21 CONST REGT - HABERFIELD DEPOT [11104]	NSW	In buffer area only
Defence - 21 CONST REGT - HABERFIELD DEPOT [11103]	NSW	In buffer area only
Defence - 21 CONST REGT - HABERFIELD DEPOT [11106]	NSW	In buffer area only
Defence - 21 CONST REGT - HABERFIELD DEPOT [11105]	NSW	In buffer area only
Defence - 21 CONST REGT - HABERFIELD DEPOT [11107]	NSW	In buffer area only
Defence - 21 CONST REGT - HABERFIELD DEPOT [11102]	NSW	In buffer area only
Defence - 21 CONST REGT - HABERFIELD DEPOT [11101]	NSW	In buffer area only
Defence - COCKATOO ISLAND DOCKYARD [10018]	NSW	In buffer area only
Defence - CONCORD OFFICE ACCN [11093]	NSW	In buffer area only
Defence - DEFENCE PLAZA SYDNEY [11179]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - DSTO PYRMONT - (SEE SITE 1177) [10017]	NSW	In buffer area only
Defence - DSTO PYRMONT - (SEE SITE 1177) [10015]	NSW	In buffer area only
Defence - DSTO PYRMONT - (SEE SITE 1177) [10016]	NSW	In buffer area only
Defence - FLEET BASE WHARVES [10024]	NSW	In buffer area only
Defence - FLEET BASE WHARVES [10021]	NSW	In buffer area only
Defence - FLEET BASE WHARVES [10023]	NSW	In buffer area only
Defence - FLEET BASE WHARVES [10022]	NSW	In buffer area only
Defence - FOREST LODGE (SYDNEY) TRG DEP [10071]	NSW	In buffer area only
Defence - GARDEN ISLAND [10014]	NSW	In buffer area only
Defence - GLADESVILLE TRAINING DEPOT [10012]	NSW	In buffer area only
Defence - HMAS KUTTABUL (AC 30/5 Lot4 DP218946) [11074]	NSW	In buffer area only
Defence - HMAS PLATYPUS - SPDU FOR DISPOSAL [10042]	NSW	In buffer area only
Defence - HMAS PLATYPUS - SPDU FOR DISPOSAL [10041]	NSW	In buffer area only
Defence - HMAS PLATYPUS - SPDU FOR DISPOSAL [10040]	NSW	In buffer area only
Defence - HMAS WATERHEN [10025]	NSW	In buffer area only
Defence - JENNER BUILDING [10034]	NSW	In buffer area only
Defence - KISMET/HMAS KUTTABUL-POTTS PT [11173]	NSW	In buffer area only
Defence - LEICHHARDT STORES DEPOT [11112]	NSW	In buffer area only
Defence - MARITIME COMD CTRE-POTTS POINT ; BOMERAH/TARANA [10033]	NSW	In buffer area only
Defence - MARITIME COMD CTRE-POTTS POINT ; BOMERAH/TARANA [10032]	NSW	In buffer area only
Defence - MARITIME HEADQUARTERS [11178]	NSW	In buffer area only
Defence - MILLER'S POINT TRAINING DEPOT [11118]	NSW	In buffer area only
Defence - NEWINGTON [10601]	NSW	In buffer area only
Defence - NEWINGTON [10600]	NSW	In buffer area only
Defence - NEWINGTON [10602]	NSW	In buffer area only
Defence - NEWINGTON [10372]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10528]	NSW	In buffer area only
Defence - NEWINGTON [10371]	NSW	In buffer area only
Defence - NEWINGTON [10529]	NSW	In buffer area only
Defence - NEWINGTON [10283]	NSW	In buffer area only
Defence - NEWINGTON [10373]	NSW	In buffer area only
Defence - NEWINGTON [10282]	NSW	In buffer area only
Defence - NEWINGTON [10376]	NSW	In buffer area only
Defence - NEWINGTON [10285]	NSW	In buffer area only
Defence - NEWINGTON [10284]	NSW	In buffer area only
Defence - NEWINGTON [10370]	NSW	In buffer area only
Defence - NEWINGTON [10287]	NSW	In buffer area only
Defence - NEWINGTON [10377]	NSW	In buffer area only
Defence - NEWINGTON [10286]	NSW	In buffer area only
Defence - NEWINGTON [10982]	NSW	In buffer area only
Defence - NEWINGTON [10544]	NSW	In buffer area only
Defence - NEWINGTON [10873]	NSW	In buffer area only
Defence - NEWINGTON [10542]	NSW	In buffer area only
Defence - NEWINGTON [10950]	NSW	In buffer area only
Defence - NEWINGTON [10945]	NSW	In buffer area only
Defence - NEWINGTON [10980]	NSW	In buffer area only
Defence - NEWINGTON [10944]	NSW	In buffer area only
Defence - NEWINGTON [10541]	NSW	In buffer area only
Defence - NEWINGTON [10540]	NSW	In buffer area only
Defence - NEWINGTON [10981]	NSW	In buffer area only
Defence - NEWINGTON [10442]	NSW	In buffer area only
Defence - NEWINGTON [10843]	NSW	In buffer area only
Defence - NEWINGTON [10609]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10526]	NSW	In buffer area only
Defence - NEWINGTON [10608]	NSW	In buffer area only
Defence - NEWINGTON [10607]	NSW	In buffer area only
Defence - NEWINGTON [10524]	NSW	In buffer area only
Defence - NEWINGTON [10606]	NSW	In buffer area only
Defence - NEWINGTON [10525]	NSW	In buffer area only
Defence - NEWINGTON [10605]	NSW	In buffer area only
Defence - NEWINGTON [10889]	NSW	In buffer area only
Defence - NEWINGTON [10604]	NSW	In buffer area only
Defence - NEWINGTON [10888]	NSW	In buffer area only
Defence - NEWINGTON [10603]	NSW	In buffer area only
Defence - NEWINGTON [10443]	NSW	In buffer area only
Defence - NEWINGTON [10829]	NSW	In buffer area only
Defence - NEWINGTON [10940]	NSW	In buffer area only
Defence - NEWINGTON [10547]	NSW	In buffer area only
Defence - NEWINGTON [10828]	NSW	In buffer area only
Defence - NEWINGTON [10546]	NSW	In buffer area only
Defence - NEWINGTON [10548]	NSW	In buffer area only
Defence - NEWINGTON [10941]	NSW	In buffer area only
Defence - NEWINGTON [10520]	NSW	In buffer area only
Defence - NEWINGTON [10823]	NSW	In buffer area only
Defence - NEWINGTON [10943]	NSW	In buffer area only
Defence - NEWINGTON [10821]	NSW	In buffer area only
Defence - NEWINGTON [10822]	NSW	In buffer area only
Defence - NEWINGTON [10820]	NSW	In buffer area only
Defence - NEWINGTON [10916]	NSW	In buffer area only
Defence - NEWINGTON [10917]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10914]	NSW	In buffer area only
Defence - NEWINGTON [10915]	NSW	In buffer area only
Defence - NEWINGTON [10942]	NSW	In buffer area only
Defence - NEWINGTON [10870]	NSW	In buffer area only
Defence - NEWINGTON [10871]	NSW	In buffer area only
Defence - NEWINGTON [10876]	NSW	In buffer area only
Defence - NEWINGTON [10877]	NSW	In buffer area only
Defence - NEWINGTON [10874]	NSW	In buffer area only
Defence - NEWINGTON [10875]	NSW	In buffer area only
Defence - NEWINGTON [11070]	NSW	In buffer area only
Defence - NEWINGTON [10557]	NSW	In buffer area only
Defence - NEWINGTON [10616]	NSW	In buffer area only
Defence - NEWINGTON [10965]	NSW	In buffer area only
Defence - NEWINGTON [10558]	NSW	In buffer area only
Defence - NEWINGTON [10910]	NSW	In buffer area only
Defence - NEWINGTON [10911]	NSW	In buffer area only
Defence - NEWINGTON [10912]	NSW	In buffer area only
Defence - NEWINGTON [10913]	NSW	In buffer area only
Defence - NEWINGTON [10280]	NSW	In buffer area only
Defence - NEWINGTON [10918]	NSW	In buffer area only
Defence - NEWINGTON [10919]	NSW	In buffer area only
Defence - NEWINGTON [10405]	NSW	In buffer area only
Defence - NEWINGTON [10408]	NSW	In buffer area only
Defence - NEWINGTON [10409]	NSW	In buffer area only
Defence - NEWINGTON [10879]	NSW	In buffer area only
Defence - NEWINGTON [10878]	NSW	In buffer area only
Defence - NEWINGTON [10435]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10872]	NSW	In buffer area only
Defence - NEWINGTON [10406]	NSW	In buffer area only
Defence - NEWINGTON [10439]	NSW	In buffer area only
Defence - NEWINGTON [10407]	NSW	In buffer area only
Defence - NEWINGTON [10438]	NSW	In buffer area only
Defence - NEWINGTON [10400]	NSW	In buffer area only
Defence - NEWINGTON [10401]	NSW	In buffer area only
Defence - NEWINGTON [10675]	NSW	In buffer area only
Defence - NEWINGTON [10431]	NSW	In buffer area only
Defence - NEWINGTON [10430]	NSW	In buffer area only
Defence - NEWINGTON [10404]	NSW	In buffer area only
Defence - NEWINGTON [10433]	NSW	In buffer area only
Defence - NEWINGTON [10432]	NSW	In buffer area only
Defence - NEWINGTON [10437]	NSW	In buffer area only
Defence - NEWINGTON [10436]	NSW	In buffer area only
Defence - NEWINGTON [10402]	NSW	In buffer area only
Defence - NEWINGTON [10403]	NSW	In buffer area only
Defence - NEWINGTON [10427]	NSW	In buffer area only
Defence - NEWINGTON [10480]	NSW	In buffer area only
Defence - NEWINGTON [10481]	NSW	In buffer area only
Defence - NEWINGTON [10575]	NSW	In buffer area only
Defence - NEWINGTON [10572]	NSW	In buffer area only
Defence - NEWINGTON [10858]	NSW	In buffer area only
Defence - NEWINGTON [10535]	NSW	In buffer area only
Defence - NEWINGTON [10576]	NSW	In buffer area only
Defence - NEWINGTON [10579]	NSW	In buffer area only
Defence - NEWINGTON [10531]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10574]	NSW	In buffer area only
Defence - NEWINGTON [10577]	NSW	In buffer area only
Defence - NEWINGTON [10473]	NSW	In buffer area only
Defence - NEWINGTON [10474]	NSW	In buffer area only
Defence - NEWINGTON [10434]	NSW	In buffer area only
Defence - NEWINGTON [10578]	NSW	In buffer area only
Defence - NEWINGTON [10530]	NSW	In buffer area only
Defence - NEWINGTON [10472]	NSW	In buffer area only
Defence - NEWINGTON [10533]	NSW	In buffer area only
Defence - NEWINGTON [10930]	NSW	In buffer area only
Defence - NEWINGTON [10690]	NSW	In buffer area only
Defence - NEWINGTON [10692]	NSW	In buffer area only
Defence - NEWINGTON [10475]	NSW	In buffer area only
Defence - NEWINGTON [10691]	NSW	In buffer area only
Defence - NEWINGTON [10698]	NSW	In buffer area only
Defence - NEWINGTON [10477]	NSW	In buffer area only
Defence - NEWINGTON [10693]	NSW	In buffer area only
Defence - NEWINGTON [10476]	NSW	In buffer area only
Defence - NEWINGTON [10699]	NSW	In buffer area only
Defence - NEWINGTON [10469]	NSW	In buffer area only
Defence - NEWINGTON [10949]	NSW	In buffer area only
Defence - NEWINGTON [10552]	NSW	In buffer area only
Defence - NEWINGTON [10931]	NSW	In buffer area only
Defence - NEWINGTON [10668]	NSW	In buffer area only
Defence - NEWINGTON [10543]	NSW	In buffer area only
Defence - NEWINGTON [10738]	NSW	In buffer area only
Defence - NEWINGTON [10739]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10734]	NSW	In buffer area only
Defence - NEWINGTON [10735]	NSW	In buffer area only
Defence - NEWINGTON [10736]	NSW	In buffer area only
Defence - NEWINGTON [10737]	NSW	In buffer area only
Defence - NEWINGTON [10272]	NSW	In buffer area only
Defence - NEWINGTON [10278]	NSW	In buffer area only
Defence - NEWINGTON [10279]	NSW	In buffer area only
Defence - NEWINGTON [10825]	NSW	In buffer area only
Defence - NEWINGTON [10824]	NSW	In buffer area only
Defence - NEWINGTON [10827]	NSW	In buffer area only
Defence - NEWINGTON [10826]	NSW	In buffer area only
Defence - NEWINGTON [10731]	NSW	In buffer area only
Defence - NEWINGTON [10732]	NSW	In buffer area only
Defence - NEWINGTON [10273]	NSW	In buffer area only
Defence - NEWINGTON [10554]	NSW	In buffer area only
Defence - NEWINGTON [10378]	NSW	In buffer area only
Defence - NEWINGTON [10733]	NSW	In buffer area only
Defence - NEWINGTON [10948]	NSW	In buffer area only
Defence - NEWINGTON [11018]	NSW	In buffer area only
Defence - NEWINGTON [10374]	NSW	In buffer area only
Defence - NEWINGTON [10375]	NSW	In buffer area only
Defence - NEWINGTON [10379]	NSW	In buffer area only
Defence - NEWINGTON [10319]	NSW	In buffer area only
Defence - NEWINGTON [11019]	NSW	In buffer area only
Defence - NEWINGTON [10573]	NSW	In buffer area only
Defence - NEWINGTON [10274]	NSW	In buffer area only
Defence - NEWINGTON [10275]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10571]	NSW	In buffer area only
Defence - NEWINGTON [10570]	NSW	In buffer area only
Defence - NEWINGTON [10898]	NSW	In buffer area only
Defence - NEWINGTON [10270]	NSW	In buffer area only
Defence - NEWINGTON [10271]	NSW	In buffer area only
Defence - NEWINGTON [10276]	NSW	In buffer area only
Defence - NEWINGTON [10899]	NSW	In buffer area only
Defence - NEWINGTON [10277]	NSW	In buffer area only
Defence - NEWINGTON [10485]	NSW	In buffer area only
Defence - NEWINGTON [11034]	NSW	In buffer area only
Defence - NEWINGTON [11035]	NSW	In buffer area only
Defence - NEWINGTON [11036]	NSW	In buffer area only
Defence - NEWINGTON [11037]	NSW	In buffer area only
Defence - NEWINGTON [11030]	NSW	In buffer area only
Defence - NEWINGTON [11032]	NSW	In buffer area only
Defence - NEWINGTON [11033]	NSW	In buffer area only
Defence - NEWINGTON [10789]	NSW	In buffer area only
Defence - NEWINGTON [11038]	NSW	In buffer area only
Defence - NEWINGTON [10786]	NSW	In buffer area only
Defence - NEWINGTON [10471]	NSW	In buffer area only
Defence - NEWINGTON [10422]	NSW	In buffer area only
Defence - NEWINGTON [10788]	NSW	In buffer area only
Defence - NEWINGTON [10423]	NSW	In buffer area only
Defence - NEWINGTON [10426]	NSW	In buffer area only
Defence - NEWINGTON [10425]	NSW	In buffer area only
Defence - NEWINGTON [10787]	NSW	In buffer area only
Defence - NEWINGTON [10784]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10323]	NSW	In buffer area only
Defence - NEWINGTON [10281]	NSW	In buffer area only
Defence - NEWINGTON [10470]	NSW	In buffer area only
Defence - NEWINGTON [11039]	NSW	In buffer area only
Defence - NEWINGTON [10322]	NSW	In buffer area only
Defence - NEWINGTON [10329]	NSW	In buffer area only
Defence - NEWINGTON [10559]	NSW	In buffer area only
Defence - NEWINGTON [10328]	NSW	In buffer area only
Defence - NEWINGTON [10326]	NSW	In buffer area only
Defence - NEWINGTON [10327]	NSW	In buffer area only
Defence - NEWINGTON [10324]	NSW	In buffer area only
Defence - NEWINGTON [10325]	NSW	In buffer area only
Defence - NEWINGTON [10320]	NSW	In buffer area only
Defence - NEWINGTON [10321]	NSW	In buffer area only
Defence - NEWINGTON [10545]	NSW	In buffer area only
Defence - NEWINGTON [10421]	NSW	In buffer area only
Defence - NEWINGTON [10478]	NSW	In buffer area only
Defence - NEWINGTON [10986]	NSW	In buffer area only
Defence - NEWINGTON [10479]	NSW	In buffer area only
Defence - NEWINGTON [10989]	NSW	In buffer area only
Defence - NEWINGTON [10589]	NSW	In buffer area only
Defence - NEWINGTON [10388]	NSW	In buffer area only
Defence - NEWINGTON [10987]	NSW	In buffer area only
Defence - NEWINGTON [10988]	NSW	In buffer area only
Defence - NEWINGTON [10518]	NSW	In buffer area only
Defence - NEWINGTON [10452]	NSW	In buffer area only
Defence - NEWINGTON [10459]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10519]	NSW	In buffer area only
Defence - NEWINGTON [10453]	NSW	In buffer area only
Defence - NEWINGTON [10454]	NSW	In buffer area only
Defence - NEWINGTON [10456]	NSW	In buffer area only
Defence - NEWINGTON [10457]	NSW	In buffer area only
Defence - NEWINGTON [10510]	NSW	In buffer area only
Defence - NEWINGTON [10511]	NSW	In buffer area only
Defence - NEWINGTON [10512]	NSW	In buffer area only
Defence - NEWINGTON [10513]	NSW	In buffer area only
Defence - NEWINGTON [10514]	NSW	In buffer area only
Defence - NEWINGTON [10515]	NSW	In buffer area only
Defence - NEWINGTON [10516]	NSW	In buffer area only
Defence - NEWINGTON [10517]	NSW	In buffer area only
Defence - NEWINGTON [10298]	NSW	In buffer area only
Defence - NEWINGTON [10299]	NSW	In buffer area only
Defence - NEWINGTON [10677]	NSW	In buffer area only
Defence - NEWINGTON [10674]	NSW	In buffer area only
Defence - NEWINGTON [11012]	NSW	In buffer area only
Defence - NEWINGTON [10770]	NSW	In buffer area only
Defence - NEWINGTON [11015]	NSW	In buffer area only
Defence - NEWINGTON [10676]	NSW	In buffer area only
Defence - NEWINGTON [11010]	NSW	In buffer area only
Defence - NEWINGTON [10772]	NSW	In buffer area only
Defence - NEWINGTON [11013]	NSW	In buffer area only
Defence - NEWINGTON [10771]	NSW	In buffer area only
Defence - NEWINGTON [10951]	NSW	In buffer area only
Defence - NEWINGTON [10774]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [11011]	NSW	In buffer area only
Defence - NEWINGTON [10773]	NSW	In buffer area only
Defence - NEWINGTON [10776]	NSW	In buffer area only
Defence - NEWINGTON [10775]	NSW	In buffer area only
Defence - NEWINGTON [10611]	NSW	In buffer area only
Defence - NEWINGTON [10309]	NSW	In buffer area only
Defence - NEWINGTON [10308]	NSW	In buffer area only
Defence - NEWINGTON [10306]	NSW	In buffer area only
Defence - NEWINGTON [10307]	NSW	In buffer area only
Defence - NEWINGTON [10304]	NSW	In buffer area only
Defence - NEWINGTON [10305]	NSW	In buffer area only
Defence - NEWINGTON [10300]	NSW	In buffer area only
Defence - NEWINGTON [10301]	NSW	In buffer area only
Defence - NEWINGTON [10303]	NSW	In buffer area only
Defence - NEWINGTON [10499]	NSW	In buffer area only
Defence - NEWINGTON [10302]	NSW	In buffer area only
Defence - NEWINGTON [10971]	NSW	In buffer area only
Defence - NEWINGTON [10380]	NSW	In buffer area only
Defence - NEWINGTON [10382]	NSW	In buffer area only
Defence - NEWINGTON [10384]	NSW	In buffer area only
Defence - NEWINGTON [10381]	NSW	In buffer area only
Defence - NEWINGTON [10385]	NSW	In buffer area only
Defence - NEWINGTON [10314]	NSW	In buffer area only
Defence - NEWINGTON [10315]	NSW	In buffer area only
Defence - NEWINGTON [10316]	NSW	In buffer area only
Defence - NEWINGTON [10317]	NSW	In buffer area only
Defence - NEWINGTON [10850]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10310]	NSW	In buffer area only
Defence - NEWINGTON [10868]	NSW	In buffer area only
Defence - NEWINGTON [10311]	NSW	In buffer area only
Defence - NEWINGTON [11059]	NSW	In buffer area only
Defence - NEWINGTON [10851]	NSW	In buffer area only
Defence - NEWINGTON [10672]	NSW	In buffer area only
Defence - NEWINGTON [10673]	NSW	In buffer area only
Defence - NEWINGTON [10670]	NSW	In buffer area only
Defence - NEWINGTON [10671]	NSW	In buffer area only
Defence - NEWINGTON [10678]	NSW	In buffer area only
Defence - NEWINGTON [10679]	NSW	In buffer area only
Defence - NEWINGTON [11017]	NSW	In buffer area only
Defence - NEWINGTON [11014]	NSW	In buffer area only
Defence - NEWINGTON [11016]	NSW	In buffer area only
Defence - NEWINGTON [10389]	NSW	In buffer area only
Defence - NEWINGTON [11058]	NSW	In buffer area only
Defence - NEWINGTON [10957]	NSW	In buffer area only
Defence - NEWINGTON [11055]	NSW	In buffer area only
Defence - NEWINGTON [11054]	NSW	In buffer area only
Defence - NEWINGTON [10536]	NSW	In buffer area only
Defence - NEWINGTON [10244]	NSW	In buffer area only
Defence - NEWINGTON [10245]	NSW	In buffer area only
Defence - NEWINGTON [10246]	NSW	In buffer area only
Defence - NEWINGTON [10249]	NSW	In buffer area only
Defence - NEWINGTON [10583]	NSW	In buffer area only
Defence - NEWINGTON [10582]	NSW	In buffer area only
Defence - NEWINGTON [10903]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10904]	NSW	In buffer area only
Defence - NEWINGTON [10901]	NSW	In buffer area only
Defence - NEWINGTON [10902]	NSW	In buffer area only
Defence - NEWINGTON [10900]	NSW	In buffer area only
Defence - NEWINGTON [10869]	NSW	In buffer area only
Defence - NEWINGTON [10468]	NSW	In buffer area only
Defence - NEWINGTON [10907]	NSW	In buffer area only
Defence - NEWINGTON [10906]	NSW	In buffer area only
Defence - NEWINGTON [10905]	NSW	In buffer area only
Defence - NEWINGTON [10569]	NSW	In buffer area only
Defence - NEWINGTON [10247]	NSW	In buffer area only
Defence - NEWINGTON [10619]	NSW	In buffer area only
Defence - NEWINGTON [10837]	NSW	In buffer area only
Defence - NEWINGTON [10561]	NSW	In buffer area only
Defence - NEWINGTON [10565]	NSW	In buffer area only
Defence - NEWINGTON [10835]	NSW	In buffer area only
Defence - NEWINGTON [10836]	NSW	In buffer area only
Defence - NEWINGTON [10833]	NSW	In buffer area only
Defence - NEWINGTON [10834]	NSW	In buffer area only
Defence - NEWINGTON [10584]	NSW	In buffer area only
Defence - NEWINGTON [10832]	NSW	In buffer area only
Defence - NEWINGTON [10831]	NSW	In buffer area only
Defence - NEWINGTON [10585]	NSW	In buffer area only
Defence - NEWINGTON [10588]	NSW	In buffer area only
Defence - NEWINGTON [10669]	NSW	In buffer area only
Defence - NEWINGTON [10639]	NSW	In buffer area only
Defence - NEWINGTON [10830]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10909]	NSW	In buffer area only
Defence - NEWINGTON [10908]	NSW	In buffer area only
Defence - NEWINGTON [10935]	NSW	In buffer area only
Defence - NEWINGTON [10586]	NSW	In buffer area only
Defence - NEWINGTON [10934]	NSW	In buffer area only
Defence - NEWINGTON [10587]	NSW	In buffer area only
Defence - NEWINGTON [10937]	NSW	In buffer area only
Defence - NEWINGTON [10580]	NSW	In buffer area only
Defence - NEWINGTON [10493]	NSW	In buffer area only
Defence - NEWINGTON [10581]	NSW	In buffer area only
Defence - NEWINGTON [10838]	NSW	In buffer area only
Defence - NEWINGTON [10839]	NSW	In buffer area only
Defence - NEWINGTON [10933]	NSW	In buffer area only
Defence - NEWINGTON [10932]	NSW	In buffer area only
Defence - NEWINGTON [10846]	NSW	In buffer area only
Defence - NEWINGTON [10290]	NSW	In buffer area only
Defence - NEWINGTON [10842]	NSW	In buffer area only
Defence - NEWINGTON [10841]	NSW	In buffer area only
Defence - NEWINGTON [10886]	NSW	In buffer area only
Defence - NEWINGTON [10887]	NSW	In buffer area only
Defence - NEWINGTON [10927]	NSW	In buffer area only
Defence - NEWINGTON [10292]	NSW	In buffer area only
Defence - NEWINGTON [10845]	NSW	In buffer area only
Defence - NEWINGTON [10293]	NSW	In buffer area only
Defence - NEWINGTON [10849]	NSW	In buffer area only
Defence - NEWINGTON [10848]	NSW	In buffer area only
Defence - NEWINGTON [10291]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10296]	NSW	In buffer area only
Defence - NEWINGTON [10297]	NSW	In buffer area only
Defence - NEWINGTON [10844]	NSW	In buffer area only
Defence - NEWINGTON [10294]	NSW	In buffer area only
Defence - NEWINGTON [10847]	NSW	In buffer area only
Defence - NEWINGTON [10295]	NSW	In buffer area only
Defence - NEWINGTON [10800]	NSW	In buffer area only
Defence - NEWINGTON [10801]	NSW	In buffer area only
Defence - NEWINGTON [10802]	NSW	In buffer area only
Defence - NEWINGTON [10803]	NSW	In buffer area only
Defence - NEWINGTON [10563]	NSW	In buffer area only
Defence - NEWINGTON [10562]	NSW	In buffer area only
Defence - NEWINGTON [10805]	NSW	In buffer area only
Defence - NEWINGTON [10248]	NSW	In buffer area only
Defence - NEWINGTON [10445]	NSW	In buffer area only
Defence - NEWINGTON [10446]	NSW	In buffer area only
Defence - NEWINGTON [10447]	NSW	In buffer area only
Defence - NEWINGTON [10880]	NSW	In buffer area only
Defence - NEWINGTON [10881]	NSW	In buffer area only
Defence - NEWINGTON [10882]	NSW	In buffer area only
Defence - NEWINGTON [10883]	NSW	In buffer area only
Defence - NEWINGTON [10884]	NSW	In buffer area only
Defence - NEWINGTON [10885]	NSW	In buffer area only
Defence - NEWINGTON [10243]	NSW	In buffer area only
Defence - NEWINGTON [10568]	NSW	In buffer area only
Defence - NEWINGTON [10804]	NSW	In buffer area only
Defence - NEWINGTON [10566]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10807]	NSW	In buffer area only
Defence - NEWINGTON [10567]	NSW	In buffer area only
Defence - NEWINGTON [10806]	NSW	In buffer area only
Defence - NEWINGTON [10564]	NSW	In buffer area only
Defence - NEWINGTON [10809]	NSW	In buffer area only
Defence - NEWINGTON [10495]	NSW	In buffer area only
Defence - NEWINGTON [10808]	NSW	In buffer area only
Defence - NEWINGTON [10482]	NSW	In buffer area only
Defence - NEWINGTON [10764]	NSW	In buffer area only
Defence - NEWINGTON [10769]	NSW	In buffer area only
Defence - NEWINGTON [10483]	NSW	In buffer area only
Defence - NEWINGTON [10486]	NSW	In buffer area only
Defence - NEWINGTON [10791]	NSW	In buffer area only
Defence - NEWINGTON [10768]	NSW	In buffer area only
Defence - NEWINGTON [10415]	NSW	In buffer area only
Defence - NEWINGTON [10484]	NSW	In buffer area only
Defence - NEWINGTON [10414]	NSW	In buffer area only
Defence - NEWINGTON [10487]	NSW	In buffer area only
Defence - NEWINGTON [10417]	NSW	In buffer area only
Defence - NEWINGTON [10416]	NSW	In buffer area only
Defence - NEWINGTON [10411]	NSW	In buffer area only
Defence - NEWINGTON [10413]	NSW	In buffer area only
Defence - NEWINGTON [10412]	NSW	In buffer area only
Defence - NEWINGTON [10612]	NSW	In buffer area only
Defence - NEWINGTON [10312]	NSW	In buffer area only
Defence - NEWINGTON [10313]	NSW	In buffer area only
Defence - NEWINGTON [11067]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [11066]	NSW	In buffer area only
Defence - NEWINGTON [11065]	NSW	In buffer area only
Defence - NEWINGTON [11064]	NSW	In buffer area only
Defence - NEWINGTON [10318]	NSW	In buffer area only
Defence - NEWINGTON [10867]	NSW	In buffer area only
Defence - NEWINGTON [10798]	NSW	In buffer area only
Defence - NEWINGTON [10797]	NSW	In buffer area only
Defence - NEWINGTON [10794]	NSW	In buffer area only
Defence - NEWINGTON [10799]	NSW	In buffer area only
Defence - NEWINGTON [10796]	NSW	In buffer area only
Defence - NEWINGTON [10793]	NSW	In buffer area only
Defence - NEWINGTON [10790]	NSW	In buffer area only
Defence - NEWINGTON [10795]	NSW	In buffer area only
Defence - NEWINGTON [10792]	NSW	In buffer area only
Defence - NEWINGTON [10978]	NSW	In buffer area only
Defence - NEWINGTON [10723]	NSW	In buffer area only
Defence - NEWINGTON [11052]	NSW	In buffer area only
Defence - NEWINGTON [11053]	NSW	In buffer area only
Defence - NEWINGTON [10979]	NSW	In buffer area only
Defence - NEWINGTON [10859]	NSW	In buffer area only
Defence - NEWINGTON [11056]	NSW	In buffer area only
Defence - NEWINGTON [11057]	NSW	In buffer area only
Defence - NEWINGTON [11050]	NSW	In buffer area only
Defence - NEWINGTON [11051]	NSW	In buffer area only
Defence - NEWINGTON [10648]	NSW	In buffer area only
Defence - NEWINGTON [10523]	NSW	In buffer area only
Defence - NEWINGTON [10649]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10521]	NSW	In buffer area only
Defence - NEWINGTON [10646]	NSW	In buffer area only
Defence - NEWINGTON [10645]	NSW	In buffer area only
Defence - NEWINGTON [10972]	NSW	In buffer area only
Defence - NEWINGTON [10973]	NSW	In buffer area only
Defence - NEWINGTON [10970]	NSW	In buffer area only
Defence - NEWINGTON [10754]	NSW	In buffer area only
Defence - NEWINGTON [10755]	NSW	In buffer area only
Defence - NEWINGTON [10625]	NSW	In buffer area only
Defence - NEWINGTON [10750]	NSW	In buffer area only
Defence - NEWINGTON [10751]	NSW	In buffer area only
Defence - NEWINGTON [10756]	NSW	In buffer area only
Defence - NEWINGTON [10647]	NSW	In buffer area only
Defence - NEWINGTON [10757]	NSW	In buffer area only
Defence - NEWINGTON [10976]	NSW	In buffer area only
Defence - NEWINGTON [10977]	NSW	In buffer area only
Defence - NEWINGTON [10974]	NSW	In buffer area only
Defence - NEWINGTON [10752]	NSW	In buffer area only
Defence - NEWINGTON [10975]	NSW	In buffer area only
Defence - NEWINGTON [10753]	NSW	In buffer area only
Defence - NEWINGTON [10418]	NSW	In buffer area only
Defence - NEWINGTON [10760]	NSW	In buffer area only
Defence - NEWINGTON [10761]	NSW	In buffer area only
Defence - NEWINGTON [10985]	NSW	In buffer area only
Defence - NEWINGTON [10762]	NSW	In buffer area only
Defence - NEWINGTON [10419]	NSW	In buffer area only
Defence - NEWINGTON [10763]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10643]	NSW	In buffer area only
Defence - NEWINGTON [10522]	NSW	In buffer area only
Defence - NEWINGTON [10641]	NSW	In buffer area only
Defence - NEWINGTON [10640]	NSW	In buffer area only
Defence - NEWINGTON [10767]	NSW	In buffer area only
Defence - NEWINGTON [10467]	NSW	In buffer area only
Defence - NEWINGTON [10622]	NSW	In buffer area only
Defence - NEWINGTON [10628]	NSW	In buffer area only
Defence - NEWINGTON [10629]	NSW	In buffer area only
Defence - NEWINGTON [11060]	NSW	In buffer area only
Defence - NEWINGTON [11062]	NSW	In buffer area only
Defence - NEWINGTON [11061]	NSW	In buffer area only
Defence - NEWINGTON [10766]	NSW	In buffer area only
Defence - NEWINGTON [10765]	NSW	In buffer area only
Defence - NEWINGTON [11063]	NSW	In buffer area only
Defence - NEWINGTON [10627]	NSW	In buffer area only
Defence - NEWINGTON [10624]	NSW	In buffer area only
Defence - NEWINGTON [10621]	NSW	In buffer area only
Defence - NEWINGTON [11068]	NSW	In buffer area only
Defence - NEWINGTON [10626]	NSW	In buffer area only
Defence - NEWINGTON [10623]	NSW	In buffer area only
Defence - NEWINGTON [10620]	NSW	In buffer area only
Defence - NEWINGTON [11069]	NSW	In buffer area only
Defence - NEWINGTON [10289]	NSW	In buffer area only
Defence - NEWINGTON [10440]	NSW	In buffer area only
Defence - NEWINGTON [10444]	NSW	In buffer area only
Defence - NEWINGTON [10706]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10534]	NSW	In buffer area only
Defence - NEWINGTON [10351]	NSW	In buffer area only
Defence - NEWINGTON [10358]	NSW	In buffer area only
Defence - NEWINGTON [10352]	NSW	In buffer area only
Defence - NEWINGTON [10350]	NSW	In buffer area only
Defence - NEWINGTON [10353]	NSW	In buffer area only
Defence - NEWINGTON [10549]	NSW	In buffer area only
Defence - NEWINGTON [10441]	NSW	In buffer area only
Defence - NEWINGTON [10527]	NSW	In buffer area only
Defence - NEWINGTON [10355]	NSW	In buffer area only
Defence - NEWINGTON [10354]	NSW	In buffer area only
Defence - NEWINGTON [10357]	NSW	In buffer area only
Defence - NEWINGTON [10356]	NSW	In buffer area only
Defence - NEWINGTON [10954]	NSW	In buffer area only
Defence - NEWINGTON [10955]	NSW	In buffer area only
Defence - NEWINGTON [10819]	NSW	In buffer area only
Defence - NEWINGTON [10818]	NSW	In buffer area only
Defence - NEWINGTON [10952]	NSW	In buffer area only
Defence - NEWINGTON [10953]	NSW	In buffer area only
Defence - NEWINGTON [10815]	NSW	In buffer area only
Defence - NEWINGTON [10814]	NSW	In buffer area only
Defence - NEWINGTON [10817]	NSW	In buffer area only
Defence - NEWINGTON [11028]	NSW	In buffer area only
Defence - NEWINGTON [10537]	NSW	In buffer area only
Defence - NEWINGTON [10466]	NSW	In buffer area only
Defence - NEWINGTON [10288]	NSW	In buffer area only
Defence - NEWINGTON [10449]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10448]	NSW	In buffer area only
Defence - NEWINGTON [10956]	NSW	In buffer area only
Defence - NEWINGTON [10539]	NSW	In buffer area only
Defence - NEWINGTON [11029]	NSW	In buffer area only
Defence - NEWINGTON [10383]	NSW	In buffer area only
Defence - NEWINGTON [11020]	NSW	In buffer area only
Defence - NEWINGTON [11021]	NSW	In buffer area only
Defence - NEWINGTON [11022]	NSW	In buffer area only
Defence - NEWINGTON [11023]	NSW	In buffer area only
Defence - NEWINGTON [11024]	NSW	In buffer area only
Defence - NEWINGTON [10861]	NSW	In buffer area only
Defence - NEWINGTON [10862]	NSW	In buffer area only
Defence - NEWINGTON [10860]	NSW	In buffer area only
Defence - NEWINGTON [10865]	NSW	In buffer area only
Defence - NEWINGTON [10866]	NSW	In buffer area only
Defence - NEWINGTON [10863]	NSW	In buffer area only
Defence - NEWINGTON [10864]	NSW	In buffer area only
Defence - NEWINGTON [10507]	NSW	In buffer area only
Defence - NEWINGTON [10500]	NSW	In buffer area only
Defence - NEWINGTON [10262]	NSW	In buffer area only
Defence - NEWINGTON [10504]	NSW	In buffer area only
Defence - NEWINGTON [10505]	NSW	In buffer area only
Defence - NEWINGTON [10709]	NSW	In buffer area only
Defence - NEWINGTON [10506]	NSW	In buffer area only
Defence - NEWINGTON [10266]	NSW	In buffer area only
Defence - NEWINGTON [10261]	NSW	In buffer area only
Defence - NEWINGTON [10260]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10263]	NSW	In buffer area only
Defence - NEWINGTON [10688]	NSW	In buffer area only
Defence - NEWINGTON [10689]	NSW	In buffer area only
Defence - NEWINGTON [10958]	NSW	In buffer area only
Defence - NEWINGTON [10680]	NSW	In buffer area only
Defence - NEWINGTON [10681]	NSW	In buffer area only
Defence - NEWINGTON [10682]	NSW	In buffer area only
Defence - NEWINGTON [10556]	NSW	In buffer area only
Defence - NEWINGTON [10267]	NSW	In buffer area only
Defence - NEWINGTON [10265]	NSW	In buffer area only
Defence - NEWINGTON [10264]	NSW	In buffer area only
Defence - NEWINGTON [10268]	NSW	In buffer area only
Defence - NEWINGTON [10683]	NSW	In buffer area only
Defence - NEWINGTON [10811]	NSW	In buffer area only
Defence - NEWINGTON [10269]	NSW	In buffer area only
Defence - NEWINGTON [10813]	NSW	In buffer area only
Defence - NEWINGTON [10810]	NSW	In buffer area only
Defence - NEWINGTON [10812]	NSW	In buffer area only
Defence - NEWINGTON [10501]	NSW	In buffer area only
Defence - NEWINGTON [10538]	NSW	In buffer area only
Defence - NEWINGTON [10424]	NSW	In buffer area only
Defence - NEWINGTON [10465]	NSW	In buffer area only
Defence - NEWINGTON [10463]	NSW	In buffer area only
Defence - NEWINGTON [10462]	NSW	In buffer area only
Defence - NEWINGTON [10502]	NSW	In buffer area only
Defence - NEWINGTON [10503]	NSW	In buffer area only
Defence - NEWINGTON [10508]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10509]	NSW	In buffer area only
Defence - NEWINGTON [10461]	NSW	In buffer area only
Defence - NEWINGTON [10460]	NSW	In buffer area only
Defence - NEWINGTON [10365]	NSW	In buffer area only
Defence - NEWINGTON [10366]	NSW	In buffer area only
Defence - NEWINGTON [10367]	NSW	In buffer area only
Defence - NEWINGTON [10368]	NSW	In buffer area only
Defence - NEWINGTON [10361]	NSW	In buffer area only
Defence - NEWINGTON [10362]	NSW	In buffer area only
Defence - NEWINGTON [10363]	NSW	In buffer area only
Defence - NEWINGTON [10364]	NSW	In buffer area only
Defence - NEWINGTON [10360]	NSW	In buffer area only
Defence - NEWINGTON [10615]	NSW	In buffer area only
Defence - NEWINGTON [10613]	NSW	In buffer area only
Defence - NEWINGTON [10921]	NSW	In buffer area only
Defence - NEWINGTON [10758]	NSW	In buffer area only
Defence - NEWINGTON [10592]	NSW	In buffer area only
Defence - NEWINGTON [10617]	NSW	In buffer area only
Defence - NEWINGTON [10610]	NSW	In buffer area only
Defence - NEWINGTON [10653]	NSW	In buffer area only
Defence - NEWINGTON [10614]	NSW	In buffer area only
Defence - NEWINGTON [10685]	NSW	In buffer area only
Defence - NEWINGTON [10684]	NSW	In buffer area only
Defence - NEWINGTON [10724]	NSW	In buffer area only
Defence - NEWINGTON [10725]	NSW	In buffer area only
Defence - NEWINGTON [10726]	NSW	In buffer area only
Defence - NEWINGTON [10727]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10728]	NSW	In buffer area only
Defence - NEWINGTON [10729]	NSW	In buffer area only
Defence - NEWINGTON [10687]	NSW	In buffer area only
Defence - NEWINGTON [10686]	NSW	In buffer area only
Defence - NEWINGTON [10947]	NSW	In buffer area only
Defence - NEWINGTON [10721]	NSW	In buffer area only
Defence - NEWINGTON [10722]	NSW	In buffer area only
Defence - NEWINGTON [10532]	NSW	In buffer area only
Defence - NEWINGTON [10703]	NSW	In buffer area only
Defence - NEWINGTON [10369]	NSW	In buffer area only
Defence - NEWINGTON [10946]	NSW	In buffer area only
Defence - NEWINGTON [10720]	NSW	In buffer area only
Defence - NEWINGTON [10959]	NSW	In buffer area only
Defence - NEWINGTON [11005]	NSW	In buffer area only
Defence - NEWINGTON [11004]	NSW	In buffer area only
Defence - NEWINGTON [11003]	NSW	In buffer area only
Defence - NEWINGTON [11002]	NSW	In buffer area only
Defence - NEWINGTON [11001]	NSW	In buffer area only
Defence - NEWINGTON [11000]	NSW	In buffer area only
Defence - NEWINGTON [10779]	NSW	In buffer area only
Defence - NEWINGTON [10777]	NSW	In buffer area only
Defence - NEWINGTON [10778]	NSW	In buffer area only
Defence - NEWINGTON [11007]	NSW	In buffer area only
Defence - NEWINGTON [10331]	NSW	In buffer area only
Defence - NEWINGTON [10892]	NSW	In buffer area only
Defence - NEWINGTON [10330]	NSW	In buffer area only
Defence - NEWINGTON [11006]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [11009]	NSW	In buffer area only
Defence - NEWINGTON [11008]	NSW	In buffer area only
Defence - NEWINGTON [10333]	NSW	In buffer area only
Defence - NEWINGTON [10332]	NSW	In buffer area only
Defence - NEWINGTON [10336]	NSW	In buffer area only
Defence - NEWINGTON [10337]	NSW	In buffer area only
Defence - NEWINGTON [10334]	NSW	In buffer area only
Defence - NEWINGTON [10335]	NSW	In buffer area only
Defence - NEWINGTON [10637]	NSW	In buffer area only
Defence - NEWINGTON [10338]	NSW	In buffer area only
Defence - NEWINGTON [10339]	NSW	In buffer area only
Defence - NEWINGTON [10644]	NSW	In buffer area only
Defence - NEWINGTON [10855]	NSW	In buffer area only
Defence - NEWINGTON [10854]	NSW	In buffer area only
Defence - NEWINGTON [10857]	NSW	In buffer area only
Defence - NEWINGTON [10998]	NSW	In buffer area only
Defence - NEWINGTON [10856]	NSW	In buffer area only
Defence - NEWINGTON [10853]	NSW	In buffer area only
Defence - NEWINGTON [10999]	NSW	In buffer area only
Defence - NEWINGTON [10780]	NSW	In buffer area only
Defence - NEWINGTON [10781]	NSW	In buffer area only
Defence - NEWINGTON [10984]	NSW	In buffer area only
Defence - NEWINGTON [10782]	NSW	In buffer area only
Defence - NEWINGTON [10759]	NSW	In buffer area only
Defence - NEWINGTON [10783]	NSW	In buffer area only
Defence - NEWINGTON [10938]	NSW	In buffer area only
Defence - NEWINGTON [10939]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10599]	NSW	In buffer area only
Defence - NEWINGTON [10717]	NSW	In buffer area only
Defence - NEWINGTON [10714]	NSW	In buffer area only
Defence - NEWINGTON [10928]	NSW	In buffer area only
Defence - NEWINGTON [10715]	NSW	In buffer area only
Defence - NEWINGTON [10712]	NSW	In buffer area only
Defence - NEWINGTON [10595]	NSW	In buffer area only
Defence - NEWINGTON [10596]	NSW	In buffer area only
Defence - NEWINGTON [10597]	NSW	In buffer area only
Defence - NEWINGTON [10650]	NSW	In buffer area only
Defence - NEWINGTON [10598]	NSW	In buffer area only
Defence - NEWINGTON [10716]	NSW	In buffer area only
Defence - NEWINGTON [10256]	NSW	In buffer area only
Defence - NEWINGTON [10590]	NSW	In buffer area only
Defence - NEWINGTON [10594]	NSW	In buffer area only
Defence - NEWINGTON [10593]	NSW	In buffer area only
Defence - NEWINGTON [10710]	NSW	In buffer area only
Defence - NEWINGTON [10713]	NSW	In buffer area only
Defence - NEWINGTON [10711]	NSW	In buffer area only
Defence - NEWINGTON [10560]	NSW	In buffer area only
Defence - NEWINGTON [10359]	NSW	In buffer area only
Defence - NEWINGTON [10458]	NSW	In buffer area only
Defence - NEWINGTON [10926]	NSW	In buffer area only
Defence - NEWINGTON [10929]	NSW	In buffer area only
Defence - NEWINGTON [10700]	NSW	In buffer area only
Defence - NEWINGTON [10701]	NSW	In buffer area only
Defence - NEWINGTON [10983]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10840]	NSW	In buffer area only
Defence - NEWINGTON [10428]	NSW	In buffer area only
Defence - NEWINGTON [10708]	NSW	In buffer area only
Defence - NEWINGTON [10718]	NSW	In buffer area only
Defence - NEWINGTON [10719]	NSW	In buffer area only
Defence - NEWINGTON [10816]	NSW	In buffer area only
Defence - NEWINGTON [10491]	NSW	In buffer area only
Defence - NEWINGTON [10490]	NSW	In buffer area only
Defence - NEWINGTON [10497]	NSW	In buffer area only
Defence - NEWINGTON [10969]	NSW	In buffer area only
Defence - NEWINGTON [10496]	NSW	In buffer area only
Defence - NEWINGTON [10894]	NSW	In buffer area only
Defence - NEWINGTON [10494]	NSW	In buffer area only
Defence - NEWINGTON [10498]	NSW	In buffer area only
Defence - NEWINGTON [10663]	NSW	In buffer area only
Defence - NEWINGTON [10662]	NSW	In buffer area only
Defence - NEWINGTON [11025]	NSW	In buffer area only
Defence - NEWINGTON [11026]	NSW	In buffer area only
Defence - NEWINGTON [11027]	NSW	In buffer area only
Defence - NEWINGTON [10705]	NSW	In buffer area only
Defence - NEWINGTON [10704]	NSW	In buffer area only
Defence - NEWINGTON [10429]	NSW	In buffer area only
Defence - NEWINGTON [10702]	NSW	In buffer area only
Defence - NEWINGTON [10785]	NSW	In buffer area only
Defence - NEWINGTON [10492]	NSW	In buffer area only
Defence - NEWINGTON [10707]	NSW	In buffer area only
Defence - NEWINGTON [10410]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10349]	NSW	In buffer area only
Defence - NEWINGTON [10348]	NSW	In buffer area only
Defence - NEWINGTON [10420]	NSW	In buffer area only
Defence - NEWINGTON [10341]	NSW	In buffer area only
Defence - NEWINGTON [10340]	NSW	In buffer area only
Defence - NEWINGTON [10343]	NSW	In buffer area only
Defence - NEWINGTON [10347]	NSW	In buffer area only
Defence - NEWINGTON [10344]	NSW	In buffer area only
Defence - NEWINGTON [10345]	NSW	In buffer area only
Defence - NEWINGTON [10342]	NSW	In buffer area only
Defence - NEWINGTON [10346]	NSW	In buffer area only
Defence - NEWINGTON [10963]	NSW	In buffer area only
Defence - NEWINGTON [10694]	NSW	In buffer area only
Defence - NEWINGTON [10960]	NSW	In buffer area only
Defence - NEWINGTON [10657]	NSW	In buffer area only
Defence - NEWINGTON [10656]	NSW	In buffer area only
Defence - NEWINGTON [10659]	NSW	In buffer area only
Defence - NEWINGTON [10257]	NSW	In buffer area only
Defence - NEWINGTON [10658]	NSW	In buffer area only
Defence - NEWINGTON [10652]	NSW	In buffer area only
Defence - NEWINGTON [10654]	NSW	In buffer area only
Defence - NEWINGTON [10655]	NSW	In buffer area only
Defence - NEWINGTON [10695]	NSW	In buffer area only
Defence - NEWINGTON [10696]	NSW	In buffer area only
Defence - NEWINGTON [10697]	NSW	In buffer area only
Defence - NEWINGTON [10651]	NSW	In buffer area only
Defence - NEWINGTON [10618]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10740]	NSW	In buffer area only
Defence - NEWINGTON [10741]	NSW	In buffer area only
Defence - NEWINGTON [10992]	NSW	In buffer area only
Defence - NEWINGTON [10993]	NSW	In buffer area only
Defence - NEWINGTON [10555]	NSW	In buffer area only
Defence - NEWINGTON [10891]	NSW	In buffer area only
Defence - NEWINGTON [10638]	NSW	In buffer area only
Defence - NEWINGTON [10635]	NSW	In buffer area only
Defence - NEWINGTON [10634]	NSW	In buffer area only
Defence - NEWINGTON [10991]	NSW	In buffer area only
Defence - NEWINGTON [10633]	NSW	In buffer area only
Defence - NEWINGTON [10990]	NSW	In buffer area only
Defence - NEWINGTON [10630]	NSW	In buffer area only
Defence - NEWINGTON [10997]	NSW	In buffer area only
Defence - NEWINGTON [10893]	NSW	In buffer area only
Defence - NEWINGTON [10632]	NSW	In buffer area only
Defence - NEWINGTON [10890]	NSW	In buffer area only
Defence - NEWINGTON [10994]	NSW	In buffer area only
Defence - NEWINGTON [10852]	NSW	In buffer area only
Defence - NEWINGTON [10631]	NSW	In buffer area only
Defence - NEWINGTON [10996]	NSW	In buffer area only
Defence - NEWINGTON [10636]	NSW	In buffer area only
Defence - NEWINGTON [10995]	NSW	In buffer area only
Defence - NEWINGTON [10745]	NSW	In buffer area only
Defence - NEWINGTON [10744]	NSW	In buffer area only
Defence - NEWINGTON [10747]	NSW	In buffer area only
Defence - NEWINGTON [10746]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10749]	NSW	In buffer area only
Defence - NEWINGTON [10748]	NSW	In buffer area only
Defence - NEWINGTON [10660]	NSW	In buffer area only
Defence - NEWINGTON [10661]	NSW	In buffer area only
Defence - NEWINGTON [10250]	NSW	In buffer area only
Defence - NEWINGTON [10252]	NSW	In buffer area only
Defence - NEWINGTON [10251]	NSW	In buffer area only
Defence - NEWINGTON [10966]	NSW	In buffer area only
Defence - NEWINGTON [10553]	NSW	In buffer area only
Defence - NEWINGTON [10253]	NSW	In buffer area only
Defence - NEWINGTON [10964]	NSW	In buffer area only
Defence - NEWINGTON [10967]	NSW	In buffer area only
Defence - NEWINGTON [10743]	NSW	In buffer area only
Defence - NEWINGTON [10962]	NSW	In buffer area only
Defence - NEWINGTON [10551]	NSW	In buffer area only
Defence - NEWINGTON [10550]	NSW	In buffer area only
Defence - NEWINGTON [10642]	NSW	In buffer area only
Defence - NEWINGTON [10258]	NSW	In buffer area only
Defence - NEWINGTON [10387]	NSW	In buffer area only
Defence - NEWINGTON [10259]	NSW	In buffer area only
Defence - NEWINGTON [10742]	NSW	In buffer area only
Defence - NEWINGTON [10395]	NSW	In buffer area only
Defence - NEWINGTON [10394]	NSW	In buffer area only
Defence - NEWINGTON [10399]	NSW	In buffer area only
Defence - NEWINGTON [10398]	NSW	In buffer area only
Defence - NEWINGTON [10895]	NSW	In buffer area only
Defence - NEWINGTON [10968]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10961]	NSW	In buffer area only
Defence - NEWINGTON [11044]	NSW	In buffer area only
Defence - NEWINGTON [10255]	NSW	In buffer area only
Defence - NEWINGTON [11045]	NSW	In buffer area only
Defence - NEWINGTON [11046]	NSW	In buffer area only
Defence - NEWINGTON [11047]	NSW	In buffer area only
Defence - NEWINGTON [10254]	NSW	In buffer area only
Defence - NEWINGTON [11040]	NSW	In buffer area only
Defence - NEWINGTON [11041]	NSW	In buffer area only
Defence - NEWINGTON [11042]	NSW	In buffer area only
Defence - NEWINGTON [11043]	NSW	In buffer area only
Defence - NEWINGTON [10392]	NSW	In buffer area only
Defence - NEWINGTON [10393]	NSW	In buffer area only
Defence - NEWINGTON [10390]	NSW	In buffer area only
Defence - NEWINGTON [10391]	NSW	In buffer area only
Defence - NEWINGTON [10396]	NSW	In buffer area only
Defence - NEWINGTON [10397]	NSW	In buffer area only
Defence - NEWINGTON [10665]	NSW	In buffer area only
Defence - NEWINGTON [10664]	NSW	In buffer area only
Defence - NEWINGTON [10667]	NSW	In buffer area only
Defence - NEWINGTON [10920]	NSW	In buffer area only
Defence - NEWINGTON [10923]	NSW	In buffer area only
Defence - NEWINGTON [10897]	NSW	In buffer area only
Defence - NEWINGTON [10488]	NSW	In buffer area only
Defence - NEWINGTON [10924]	NSW	In buffer area only
Defence - NEWINGTON [10489]	NSW	In buffer area only
Defence - NEWINGTON [10922]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - NEWINGTON [10925]	NSW	In buffer area only
Defence - NEWINGTON [10451]	NSW	In buffer area only
Defence - NEWINGTON [10386]	NSW	In buffer area only
Defence - NEWINGTON [10896]	NSW	In buffer area only
Defence - NEWINGTON [10455]	NSW	In buffer area only
Defence - NEWINGTON [10936]	NSW	In buffer area only
Defence - NEWINGTON [10450]	NSW	In buffer area only
Defence - NEWINGTON [11048]	NSW	In buffer area only
Defence - NEWINGTON [10464]	NSW	In buffer area only
Defence - NEWINGTON [11049]	NSW	In buffer area only
Defence - NEWINGTON [10666]	NSW	In buffer area only
Defence - NORTH SYDNEY - HYDRO OFFICE [11161]	NSW	In buffer area only
Defence - OXFORD ST SYDNEY [11166]	NSW	In buffer area only
Defence - OXFORD ST SYDNEY [11168]	NSW	In buffer area only
Defence - OXFORD ST SYDNEY [11167]	NSW	In buffer area only
Defence - OXFORD ST SYDNEY [11165]	NSW	In buffer area only
Defence - OXFORD ST SYDNEY [11164]	NSW	In buffer area only
Defence - OXFORD ST SYDNEY [11169]	NSW	In buffer area only
Defence - PARKVIEW BUILDING - SYDNEY [11170]	NSW	In buffer area only
Defence - PYMBLE MULTI-USER DEPOT [11123]	NSW	In buffer area only
Defence - SPECTACLE ISLAND [10035]	NSW	In buffer area only
Defence - SPECTACLE ISLAND [10037]	NSW	In buffer area only
Defence - SPECTACLE ISLAND [10036]	NSW	In buffer area only
Defence - SPECTACLE ISLAND [10038]	NSW	In buffer area only
Defence - SYDNEY UNIVERSITY REGIMENT - DARLINGTON [11094]	NSW	In buffer area only
Defence - TIMOR BARRACKS - DUNDAS [11096]	NSW	In buffer area only
Defence - TIMOR BARRACKS - DUNDAS [11097]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - WILLOUGHBY TRG DEP [11158]	NSW	In buffer area only
Defence - WILLOUGHBY TRG DEP [11155]	NSW	In buffer area only
Defence - WILLOUGHBY TRG DEP [11156]	NSW	In buffer area only
Defence - WILLOUGHBY TRG DEP [11157]	NSW	In buffer area only
Defence - WILLOUGHBY TRG DEP [11152]	NSW	In buffer area only
Defence - WILLOUGHBY TRG DEP [11153]	NSW	In buffer area only
Defence - WILLOUGHBY TRG DEP [11154]	NSW	In buffer area only
Defence - WILLOUGHBY TRG DEP [11151]	NSW	In buffer area only
Defence - WILLOUGHBY TRG DEP [11159]	NSW	In buffer area only
Defence - WILLOUGHBY TRG DEP [11144]	NSW	In buffer area only
Defence - WILLOUGHBY TRG DEP [11145]	NSW	In buffer area only
Defence - WILLOUGHBY TRG DEP [11143]	NSW	In buffer area only
Defence - WILLOUGHBY TRG DEP [11141]	NSW	In buffer area only
Defence - WILLOUGHBY TRG DEP [11142]	NSW	In buffer area only
Defence - WILLOUGHBY TRG DEP [11140]	NSW	In buffer area only
Defence - WILLOUGHBY TRG DEP [11149]	NSW	In buffer area only
Defence - WILLOUGHBY TRG DEP [11148]	NSW	In buffer area only
Defence - WILLOUGHBY TRG DEP [11150]	NSW	In buffer area only
Defence - WILLOUGHBY TRG DEP [11146]	NSW	In buffer area only
Defence - WILLOUGHBY TRG DEP [11139]	NSW	In buffer area only
Defence - WILLOUGHBY TRG DEP [11147]	NSW	In buffer area only
Defence - WILLOUGHBY TRG DEP [11138]	NSW	In buffer area only
Defence - WOOLLOOMOOLOO CARPARK [11175]	NSW	In buffer area only
Defence - WOOLLOOMOOLOO CARPARK [11177]	NSW	In buffer area only
Defence - WOOLLOOMOOLOO CARPARK [11174]	NSW	In buffer area only
Defence - WOOLLOOMOOLOO CARPARK [11176]	NSW	In buffer area only

Defence - Defence Housing Authority

Commonwealth Land Name	State	Buffer Status
Commonwealth Land - Defence Housing Authority [15671]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13196]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13191]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13190]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13906]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13026]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13028]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [15672]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [16048]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13029]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [16046]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13897]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13900]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13901]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [16029]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13020]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13021]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [15590]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13027]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13024]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13025]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13046]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13012]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [16061]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13904]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13905]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13902]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Commonwealth Land - Defence Housing Authority [13124]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13044]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [16056]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13030]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13089]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13084]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13037]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13036]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13916]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13918]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13919]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13023]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [15739]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [15417]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13105]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [15964]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [16356]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [16357]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [15712]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [15718]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13903]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13930]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13096]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13011]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [15743]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13051]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [15711]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Commonwealth Land - Defence Housing Authority [13038]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [15683]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13932]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13188]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13189]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [15956]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13050]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13045]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13927]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13928]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13008]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [15602]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [16047]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13049]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [16045]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13135]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [15608]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13133]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13032]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [15977]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [15974]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [15975]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [15976]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [15973]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [15972]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13052]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13007]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Commonwealth Land - Defence Housing Authority [13053]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13931]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13907]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13929]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [16163]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13935]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13933]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13035]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [13920]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [15893]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [15896]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [15895]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [16134]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [16135]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [15892]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [16133]	NSW	In buffer area only
Commonwealth Land - Defence Housing Authority [16132]	NSW	In buffer area only
Commonwealth Land - Director of War Service Homes [13073]	NSW	In buffer area only
Commonwealth Land - Director of War Service Homes [13072]	NSW	In buffer area only
Commonwealth Land - Director of War Service Homes [13071]	NSW	In buffer area only
Commonwealth Land - Director of War Service Homes [13076]	NSW	In buffer area only
Commonwealth Land - Director of War Service Homes [13048]	NSW	In buffer area only
Commonwealth Land - Director of War Service Homes [13062]	NSW	In buffer area only
Commonwealth Land - Director of War Service Homes [13063]	NSW	In buffer area only
Commonwealth Land - Director of War Service Homes [13060]	NSW	In buffer area only
Commonwealth Land - Director of War Service Homes [13061]	NSW	In buffer area only
Commonwealth Land - Director of War Service Homes [13088]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Commonwealth Land - Director of War Service Homes [13087]	NSW	In buffer area only
Commonwealth Land - Director of War Service Homes [13086]	NSW	In buffer area only
Commonwealth Land - Director of War Service Homes [13085]	NSW	In buffer area only
Commonwealth Land - Director of War Service Homes [13080]	NSW	In buffer area only
Commonwealth Land - Director of War Service Homes [13082]	NSW	In buffer area only
Commonwealth Land - Director of War Service Homes [13081]	NSW	In buffer area only
Commonwealth Land - Director of War Service Homes [13083]	NSW	In buffer area only
Commonwealth Land - Director of War Service Homes [13090]	NSW	In buffer area only
Commonwealth Land - Director of War Service Homes [13059]	NSW	In buffer area only
Commonwealth Land - Director of War Service Homes [13058]	NSW	In buffer area only
Commonwealth Land - Director of War Service Homes [13056]	NSW	In buffer area only
Commonwealth Land - Director of War Service Homes [13075]	NSW	In buffer area only
Commonwealth Land - Director of War Service Homes [13077]	NSW	In buffer area only
Commonwealth Land - Director of War Service Homes [13074]	NSW	In buffer area only
Commonwealth Land - Director of War Service Homes [13079]	NSW	In buffer area only
Commonwealth Land - War Service Homes Commissioner [13015]	NSW	In buffer area only
Education, Science and Training - CSIRO		
Commonwealth Land - Commonwealth Scientific & Industrial Research Organisation [13070]	NSW	In buffer area only
Commonwealth Land - Commonwealth Scientific & Industrial Research Organisation [16156]	NSW	In feature area
Commonwealth Land - Commonwealth Scientific & Industrial Research Organisation [13069]	NSW	In buffer area only
Commonwealth Land - Commonwealth Scientific & Industrial Research Organisation [16152]	NSW	In feature area
Commonwealth Land - Commonwealth Scientific & Industrial Research Organisation [16536]	NSW	In feature area
Commonwealth Land - Commonwealth Scientific & Industrial Research Organisation [16535]	NSW	In feature area
Commonwealth Land - Commonwealth Scientific & Industrial Research Organisation [16153]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Commonwealth Land - Commonwealth Scientific & Industrial Research Organisation [15954]	NSW	In feature area
Commonwealth Land - Commonwealth Scientific & Industrial Research Organisation [16154]	NSW	In feature area
Commonwealth Land - Commonwealth Scientific & Industrial Research Organisation [16155]	NSW	In feature area
Transport and Regional Services - Airservices Australia		
Commonwealth Land - Airservices Australia [13098]	NSW	In buffer area only
Treasury - Reserve Bank of Australia		
Commonwealth Land - Reserve Bank of Australia [13151]	NSW	In buffer area only
Commonwealth Land - Reserve Bank of Australia [13150]	NSW	In buffer area only
Commonwealth Land - Reserve Bank of Australia [13148]	NSW	In buffer area only
Commonwealth Land - Reserve Bank of Australia [13149]	NSW	In buffer area only
Commonwealth Land - Reserve Bank of Australia [13160]	NSW	In buffer area only
Commonwealth Land - Reserve Bank of Australia [13138]	NSW	In buffer area only
Commonwealth Land - Reserve Bank of Australia [16499]	NSW	In buffer area only
Commonwealth Land - Reserve Bank of Australia [13159]	NSW	In buffer area only
Unknown		
Commonwealth Land - [15670]	NSW	In buffer area only
Commonwealth Land - [13219]	NSW	In buffer area only
Commonwealth Land - [13218]	NSW	In buffer area only
Commonwealth Land - [13163]	NSW	In buffer area only
Commonwealth Land - [15674]	NSW	In buffer area only
Commonwealth Land - [13140]	NSW	In buffer area only
Commonwealth Land - [13141]	NSW	In buffer area only
Commonwealth Land - [13139]	NSW	In buffer area only
Commonwealth Land - [13122]	NSW	In buffer area only
Commonwealth Land - [13123]	NSW	In buffer area only
Commonwealth Land - [13120]	NSW	In buffer area only
Commonwealth Land - [13101]	NSW	In buffer area only

Commonwealth Land Name	State	Buffer Status
Commonwealth Land - [13031]	NSW	In buffer area only
Commonwealth Land - [14387]	NSW	In buffer area only
Commonwealth Land - [14386]	NSW	In buffer area only
Commonwealth Land - [13161]	NSW	In buffer area only
Commonwealth Land - [15673]	NSW	In buffer area only
Commonwealth Land - [16420]	NSW	In buffer area only
Commonwealth Land - [13987]	NSW	In buffer area only
Commonwealth Land - [14335]	NSW	In buffer area only
Commonwealth Land - [14334]	NSW	In buffer area only
Commonwealth Land - [14336]	NSW	In buffer area only
Commonwealth Land - [16476]	NSW	In buffer area only
Commonwealth Land - [13013]	NSW	In buffer area only
Commonwealth Land - [13934]	NSW	In buffer area only
Commonwealth Land - [13034]	NSW	In buffer area only
Commonwealth Land - [13078]	NSW	In buffer area only

Commonwealth Heritage Places			[Resource Information]
Name	State	Status	Buffer Status
Historic			
Admiralty House and Lodge	NSW	Listed place	In buffer area only
Admiralty House Garden and Fortifications	NSW	Listed place	In buffer area only
Barracks Block	NSW	Listed place	In buffer area only
Biloela Group	NSW	Listed place	In buffer area only
Buildings 31 and 32	NSW	Listed place	In buffer area only
Chain and Anchor Store (former)	NSW	Listed place	In buffer area only
Cockatoo Island Industrial Conservation Area	NSW	Listed place	In buffer area only
Customs Marine Centre	NSW	Listed place	In buffer area only
Factory	NSW	Listed place	In buffer area only
Fitzroy Dock	NSW	Listed place	In buffer area only

Name	State	Status	Buffer Status
Garden Island Precinct	NSW	Listed place	In buffer area only
Gazebo	NSW	Listed place	In buffer area only
General Post Office	NSW	Listed place	In buffer area only
Kirribilli House	NSW	Listed place	In buffer area only
Kirribilli House Garden & Grounds	NSW	Listed place	In buffer area only
Mess Hall (former)	NSW	Listed place	In buffer area only
Military Guard Room	NSW	Listed place	In buffer area only
Naval Store	NSW	Listed place	In buffer area only
North Sydney Post Office	NSW	Listed place	In buffer area only
Office Building	NSW	Listed place	In buffer area only
Power House / Pump House	NSW	Listed place	In buffer area only
Prison Barracks Precinct	NSW	Listed place	In buffer area only
Pymont Post Office	NSW	Listed place	In buffer area only
Reserve Bank	NSW	Listed place	In buffer area only
Residences Group	NSW	Listed place	In buffer area only
Rigging Shed and Chapel	NSW	Listed place	In buffer area only
Snapper Island	NSW	Listed place	In buffer area only
Spectacle Island Explosives Complex	NSW	Listed place	In buffer area only
Sutherland Dock	NSW	Listed place	In buffer area only
Sydney Customs House (former)	NSW	Listed place	In buffer area only
Underground Grain Silos	NSW	Listed place	In buffer area only
Woolwich Dock	NSW	Listed place	In buffer area only

Listed Marine Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos			
Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Anous stolidus Common Noddy [825]		Species or species habitat likely to occur within area	In feature area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Ardena carneipes as Puffinus carneipes Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Ardena grisea as Puffinus griseus Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Arenaria interpres Ruddy Turnstone [872]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat known to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris pugnax as Philomachus pugnax Ruff [91256]		Foraging, feeding or related behaviour known to occur within area overfly marine area	In buffer area only
Calidris ruficollis Red-necked Stint [860]		Foraging, feeding or related behaviour known to occur within area overfly marine area	In buffer area only
Calidris tenuirostris Great Knot [862]	Vulnerable	Foraging, feeding or related behaviour known to occur within area overfly marine area	In buffer area only
Calonectris leucomelas Streaked Shearwater [1077]		Species or species habitat known to occur within area	In buffer area only
Charadrius bicinctus Double-banded Plover [895]		Foraging, feeding or related behaviour known to occur within area overfly marine area	In buffer area only
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879]	Endangered	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Charadrius ruficapillus Red-capped Plover [881]		Foraging, feeding or related behaviour known to occur within area overfly marine area	In buffer area only
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Diomedea antipodensis gibsoni as Diomedea gibsoni Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Species or species habitat may occur within area	In feature area
Fregata ariel Lesser Frigatebird, Least Frigatebird [1012]		Species or species habitat likely to occur within area	In feature area
Fregata minor Great Frigatebird, Greater Frigatebird [1013]		Species or species habitat may occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Gallinago megala Swinhoe's Snipe [864]		Foraging, feeding or related behaviour likely to occur within area overfly marine area	In buffer area only
Gallinago stenura Pin-tailed Snipe [841]		Foraging, feeding or related behaviour likely to occur within area overfly marine area	In buffer area only
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Breeding known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Himantopus himantopus Pied Stilt, Black-winged Stilt [870]		Foraging, feeding or related behaviour known to occur within area overfly marine area	In buffer area only
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In feature area
Limosa limosa Black-tailed Godwit [845]	Endangered	Foraging, feeding or related behaviour known to occur within area overfly marine area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In feature area
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat known to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Motacilla flava Yellow Wagtail [644]		Species or species habitat known to occur within area overfly marine area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Numenius minutus Little Curlew, Little Whimbrel [848]		Foraging, feeding or related behaviour likely to occur within area overfly marine area	In buffer area only
Numenius phaeopus Whimbrel [849]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Pachyptila turtur Fairy Prion [1066]		Species or species habitat known to occur within area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat known to occur within area	In feature area
Phaethon lepturus White-tailed Tropicbird [1014]		Species or species habitat known to occur within area	In feature area
Pluvialis fulva Pacific Golden Plover [25545]		Foraging, feeding or related behaviour known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Pterodroma cervicalis White-necked Petrel [59642]		Species or species habitat may occur within area	In feature area
Recurvirostra novaehollandiae Red-necked Avocet [871]		Foraging, feeding or related behaviour known to occur within area overfly marine area	In buffer area only
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area overfly marine area	In feature area
Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037]	Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Sterna striata White-fronted Tern [799]		Foraging, feeding or related behaviour likely to occur within area	In feature area
Sternula albifrons as Sterna albifrons Little Tern [82849]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Symposiachrus trivirgatus as Monarcha trivirgatus Spectacled Monarch [83946]		Species or species habitat known to occur within area overfly marine area	In feature area
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche bulleri platei as Thalassarche sp. nov. Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche eremita Chatham Albatross [64457]	Endangered	Foraging, feeding or related behaviour may occur within area	In feature area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Tringa brevipes as Heteroscelus brevipes Grey-tailed Tattler [851]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Tringa stagnatilis Marsh Sandpiper, Little Greenshank [833]		Foraging, feeding or related behaviour known to occur within area overfly marine area	In buffer area only
Fish			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Acentronura tentaculata Shortpouch Pygmy Pipehorse [66187]		Species or species habitat may occur within area	In buffer area only
Festucalex cinctus Girdled Pipefish [66214]		Species or species habitat may occur within area	In buffer area only
Filicampus tigris Tiger Pipefish [66217]		Species or species habitat may occur within area	In buffer area only
Heraldia nocturna Upside-down Pipefish, Eastern Upside-down Pipefish, Eastern Upside-down Pipefish [66227]		Species or species habitat may occur within area	In buffer area only
Hippichthys penicillus Beady Pipefish, Steep-nosed Pipefish [66231]		Species or species habitat may occur within area	In buffer area only
Hippocampus abdominalis Big-belly Seahorse, Eastern Potbelly Seahorse, New Zealand Potbelly Seahorse [66233]		Species or species habitat may occur within area	In buffer area only
Hippocampus whitei White's Seahorse, Crowned Seahorse, Sydney Seahorse [66240]	Endangered	Species or species habitat known to occur within area	In buffer area only
Histiogamphelus briggsii Crested Pipefish, Briggs' Crested Pipefish, Briggs' Pipefish [66242]		Species or species habitat may occur within area	In buffer area only
Lissocampus runa Javelin Pipefish [66251]		Species or species habitat may occur within area	In buffer area only
Maroubra perserrata Sawtooth Pipefish [66252]		Species or species habitat may occur within area	In buffer area only
Notiocampus ruber Red Pipefish [66265]		Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Phyllopteryx taeniolatus Common Seadragon, Weedy Seadragon [66268]		Species or species habitat may occur within area	In buffer area only
Solegnathus spinosissimus Spiny Pipehorse, Australian Spiny Pipehorse [66275]		Species or species habitat may occur within area	In buffer area only
Solenostomus cyanopterus Robust Ghostpipefish, Blue-finned Ghost Pipefish, [66183]		Species or species habitat may occur within area	In buffer area only
Solenostomus paradoxus Ornate Ghostpipefish, Harlequin Ghost Pipefish, Ornate Ghost Pipefish [66184]		Species or species habitat may occur within area	In buffer area only
Stigmatopora argus Spotted Pipefish, Gulf Pipefish, Peacock Pipefish [66276]		Species or species habitat may occur within area	In buffer area only
Stigmatopora nigra Widebody Pipefish, Wide-bodied Pipefish, Black Pipefish [66277]		Species or species habitat may occur within area	In buffer area only
Syngnathoides biaculeatus Double-end Pipehorse, Double-ended Pipehorse, Alligator Pipefish [66279]		Species or species habitat may occur within area	In buffer area only
Trachyrhamphus bicoarctatus Bentstick Pipefish, Bend Stick Pipefish, Short-tailed Pipefish [66280]		Species or species habitat may occur within area	In buffer area only
Urocampus carinirostris Hairy Pipefish [66282]		Species or species habitat may occur within area	In buffer area only
Vanacampus margaritifer Mother-of-pearl Pipefish [66283]		Species or species habitat may occur within area	In buffer area only
Mammal			
Arctocephalus forsteri Long-nosed Fur-seal, New Zealand Fur-seal [20]		Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Arctocephalus pusillus			
Australian Fur-seal, Australo-African Fur-seal [21]		Species or species habitat may occur within area	In buffer area only
Reptile			
Caretta caretta			
Loggerhead Turtle [1763]	Endangered	Species or species habitat known to occur within area	In feature area
Chelonia mydas			
Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Dermochelys coriacea			
Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Foraging, feeding or related behaviour known to occur within area	In feature area
Eretmochelys imbricata			
Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area	In feature area
Hydrophis platura as Pelamis platurus			
Yellow-bellied Sea Snake [93746]		Species or species habitat may occur within area	In buffer area only
Natator depressus			
Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Whales and Other Cetaceans [Resource Information]			
Current Scientific Name	Status	Type of Presence	Buffer Status
Mammal			
Balaenoptera edeni			
Bryde's Whale [35]		Species or species habitat may occur within area	In buffer area only
Balaenoptera musculus			
Blue Whale [36]	Endangered	Species or species habitat may occur within area	In buffer area only

Current Scientific Name	Status	Type of Presence	Buffer Status
Caperea marginata Pygmy Right Whale [39]		Foraging, feeding or related behaviour may occur within area	In buffer area only
Delphinus delphis Common Dolphin, Short-beaked Common Dolphin [60]		Species or species habitat may occur within area	In buffer area only
Eubalaena australis Southern Right Whale [40]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Lagenorhynchus obscurus Dusky Dolphin [43]		Species or species habitat may occur within area	In buffer area only
Megaptera novaeangliae Humpback Whale [38]		Species or species habitat known to occur within area	In buffer area only
Stenella attenuata Spotted Dolphin, Pantropical Spotted Dolphin [51]		Species or species habitat may occur within area	In buffer area only
Tursiops aduncus Indian Ocean Bottlenose Dolphin, Spotted Bottlenose Dolphin [68418]		Species or species habitat likely to occur within area	In buffer area only
Tursiops truncatus s. str. Bottlenose Dolphin [68417]		Species or species habitat may occur within area	In buffer area only

Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status
Berowra Valley	National Park	NSW	In buffer area only
Berowra Valley	Regional Park	NSW	In buffer area only
Dalrymple-Hay	Nature Reserve	NSW	In buffer area only
Garigal	National Park	NSW	In buffer area only
Ku-ring-gai Chase	National Park	NSW	In buffer area only

Protected Area Name	Reserve Type	State	Buffer Status
Lane Cove	National Park	NSW	In feature area
Newington	Nature Reserve	NSW	In buffer area only
Parramatta River	Regional Park	NSW	In buffer area only
Sydney Harbour	National Park	NSW	In buffer area only
Wallumatta	Nature Reserve	NSW	In buffer area only

Nationally Important Wetlands		[Resource Information]	
Wetland Name		State	Buffer Status
Bicentennial Park		NSW	In buffer area only
Newington Wetlands		NSW	In buffer area only

EPBC Act Referrals		[Resource Information]		
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Circular Quay Renewal	2023/09727		Assessment	In buffer area only
Decommissioning of the National Research Cyclotron Facility, Camperdown	2024/10072		Assessment	In buffer area only
Parramatta Light Rail Stage 2	2022/09300		Post-Approval	In buffer area only
Reserve Bank Head Office Building Asbestos Remediation and Refurbishment	2024/10052		Assessment	In buffer area only
Westleigh Park Development	2023/09746		Completed	In buffer area only

Controlled action				
Concept Plan Proposal for residential and commercial development of UTS Kuring-	2008/4083	Controlled Action	Post-Approval	In buffer area only
Garden Island Hammerhead Crane Proposed Removal, NSW	2012/6430	Controlled Action	Post-Approval	In buffer area only
North West Rail Link	2012/6360	Controlled Action	Post-Approval	In buffer area only
Proposed Residential Development and Demolition of Existing Dwelling	2008/4155	Controlled Action	Completed	In buffer area only
Redevelopment, Upgrade and Expansion of Wahroonga Estate	2008/4460	Controlled Action	Post-Approval	In buffer area only

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Controlled action				
Relocation of Grey-Headed Flying-Fox Colony	2008/4646	Controlled Action	Post-Approval	In buffer area only
Residential development of Lot 12, DP 17431	2007/3455	Controlled Action	Completed	In buffer area only
Shell Clyde Terminal Expansion, Rosehill, NSW	2013/6878	Controlled Action	Post-Approval	In buffer area only
Sydney Opera House Building Renewal Program, NSW	2016/7825	Controlled Action	Post-Approval	In buffer area only
Sydney Opera House Building Renewal Program - Concert Hall and associated works	2017/7955	Controlled Action	Post-Approval	In buffer area only
Not controlled action				
ABC Gore Hill, Lanceley Place Site Redevelopment	2002/908	Not Controlled Action	Completed	In buffer area only
ABC Proposed Sale of Property Commonwealth Land	2020/8855	Not Controlled Action	Completed	In buffer area only
Admiralty House, Kirribilli, foreshore works, NSW	2014/7357	Not Controlled Action	Completed	In buffer area only
Artarmon Helipad Relocation	2001/186	Not Controlled Action	Completed	In buffer area only
Change of use of existing room in research laboratory	2002/665	Not Controlled Action	Completed	In buffer area only
Clyde Barging Facility, Grand Avenue, Rosehill, NSW	2018/8140	Not Controlled Action	Completed	In buffer area only
Construct and operate an aerial adventure park	2012/6239	Not Controlled Action	Completed	In buffer area only
Construction, operation and maintenance of a new zone substation	2011/5901	Not Controlled Action	Completed	In buffer area only
Construction and Operation of the Parramatta Rail Link - between Parramatta and	2002/673	Not Controlled Action	Completed	In feature area
construction of four dwellings and associated facilities	2005/2396	Not Controlled Action	Completed	In buffer area only
Decommissioning of Army Depot, Haberfield	2001/217	Not Controlled Action	Completed	In buffer area only
Decommissioning of NMC and Camperdown Facility	2010/5645	Not Controlled Action	Completed	In buffer area only
Demolition of Ablutions Block, Snapper Island, NSW	2018/8303	Not Controlled Action	Completed	In buffer area only

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Fitout works, 4th Floor, Sydney Customs House, 31 Alfred Street	2004/1449	Not Controlled Action	Completed	In buffer area only
Fuel Reduction Proposal Redfield Road, East Killara	2003/1238	Not Controlled Action	Completed	In feature area
Garden Island ADI Warehouse	2000/69	Not Controlled Action	Completed	In buffer area only
Georges River Program 2	2003/999	Not Controlled Action	Completed	In buffer area only
Gore Hill Conservation Management Plan	2000/109	Not Controlled Action	Completed	In buffer area only
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area
INDIGO Central Submarine Telecommunications Cable	2017/8127	Not Controlled Action	Completed	In buffer area only
Internal Modifications to Reserve Bank of Australia	2008/4431	Not Controlled Action	Completed	In buffer area only
Ivanhoe Estate Redevelopment, Macquarie Park, NSW	2019/8455	Not Controlled Action	Completed	In buffer area only
M2 Motorway Upgrade	2010/5329	Not Controlled Action	Completed	In buffer area only
Noxious weed removal and controlled burn	2003/1272	Not Controlled Action	Completed	In buffer area only
Parramatta Light Rail (Stage 1) - Westmead to Carlingford, via Parramatta CBD	2017/7966	Not Controlled Action	Completed	In buffer area only
Proposed third rail track and associated infrastructure	2013/6760	Not Controlled Action	Completed	In buffer area only
Pymble Ladies College Proposed Senior's Learning Centre and Carparking Area	2009/5168	Not Controlled Action	Completed	In buffer area only
Rabbit Control Anzac Rifle Range	2005/1940	Not Controlled Action	Completed	In buffer area only
RBA HOWP 65 Martin Place, NSW	2020/8870	Not Controlled Action	Completed	In buffer area only
Redevelopment 60 Martin Place, Sydney, NSW	2015/7490	Not Controlled Action	Completed	In buffer area only
Redevelopment of Lot 1 DP 375262 and Lot 1 DP 726091 (formerly John Williams Res	2006/3161	Not Controlled Action	Completed	In buffer area only

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Rehabilitation works of the Coogee Sewer Diversion Submain - Maxwell Avenue, Mar	2004/1683	Not Controlled Action	Completed	In buffer area only
Remediation of contaminated aesbestos site	2002/608	Not Controlled Action	Completed	In buffer area only
Remediation of Contaminated Buildings	2005/1983	Not Controlled Action	Completed	In buffer area only
Remediation of Contaminated Soil	2005/1985	Not Controlled Action	Completed	In buffer area only
Removal of up to 7 trees at 17 Kissing Point Road, Turramurra, NSW	2014/7369	Not Controlled Action	Completed	In buffer area only
Residential subdivision, cnr Doris Hirst Place and Highs Road	2005/2392	Not Controlled Action	Completed	In buffer area only
Residential subdivision and stormwater management facilities	2003/1141	Not Controlled Action	Completed	In feature area
Residential subdivision works, Spurway St, Ermington	2003/1130	Not Controlled Action	Completed	In buffer area only
Sale of Lot 1 DP858405 Turramurra NSW	2001/454	Not Controlled Action	Completed	In buffer area only
Sale of New South Head Road, Edgecliff	2001/302	Not Controlled Action	Completed	In buffer area only
sewage treatment plant process and reliability renewals project	2005/2186	Not Controlled Action	Completed	In buffer area only
subdivision and development on the Rhodes Peninsula for residential and commerci	2003/1249	Not Controlled Action	Completed	In feature area
Subdivision and sale of Commonwealth land in Pymble to Ku-ring-gai City Council	2004/1368	Not Controlled Action	Completed	In feature area
Subdivision for warehouse construction	2000/119	Not Controlled Action	Completed	In buffer area only
Sub-division of 44 Blytheswood Avenue	2002/566	Not Controlled Action	Completed	In buffer area only
Subdivision of Precincts 3 and 12, St Patricks Estate	2004/1925	Not Controlled Action	Completed	In buffer area only
Supply of a gigabit ethernet connection with associated trenching, boring and ha	2007/3637	Not Controlled Action	Completed	In buffer area only
Sydney Desalination Plant	2005/2331	Not Controlled Action	Completed	In buffer area only

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Sydney Metro Network Stage 2	2010/5307	Not Controlled Action	Completed	In buffer area only
Torpedo Factory Renewal Project	2020/8847	Not Controlled Action	Completed	In buffer area only
Turramurra Retirement Village	2001/413	Not Controlled Action	Completed	In buffer area only
Undertake a controlled burn of the Eastern Suburbs Banksia Scrub at Byrne Cresce	2004/1728	Not Controlled Action	Completed	In buffer area only
V8 Supercars "Sydney 400" Event	2009/4782	Not Controlled Action	Completed	In buffer area only
Not controlled action (particular manner)				
Construction works on SE corner of the grounds of Admiralty House	2012/6278	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Hyde Park Barracks Proposed New Passenger Lift	2017/7933	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
INDIGO Marine Cable Route Survey (INDIGO)	2017/7996	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Rhodes 132/11 kV Zone Substation	2010/5779	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Site 68, Sydney Olympic Park mixed development, Homebush, NSW	2015/7445	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Referral decision				
Breeding program for Grey Nurse Sharks	2007/3245	Referral Decision	Completed	In buffer area only
Construction, operation and maintenance of a new zone substation	2011/5897	Referral Decision	Completed	In buffer area only
Ivanhoe Estate Redevelopment, Macquarie Park, NSW	2018/8184	Referral Decision	Completed	In buffer area only
Relocation of Grey-Headed Flying-Fox Colony	2008/4568	Referral Decision	Completed	In buffer area only
Summer Hill Flour Mills Residential & Commercial development	2011/5859	Referral Decision	Completed	In buffer area only

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Referral decision				

Biologically Important Areas			[Resource Information]	
Scientific Name		Behaviour	Presence	Buffer Status
Dolphins				
Tursiops aduncus				
Indo-Pacific/Spotted Bottlenose Dolphin [68418]		Breeding	Likely to occur	In buffer area only

Sharks				
Carcharias taurus				
Grey Nurse Shark [64469]		Foraging	Known to occur	In buffer area only

Bioregional Assessments			[Resource Information]	
SubRegion	BioRegion	Website	Buffer Status	
Sydney	Sydney Basin	BA website	In feature area	

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data is available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance on the contents of this report.

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions when time permits.

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded breeding sites; and
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [-Office of Environment and Heritage, New South Wales](#)
- [-Department of Environment and Primary Industries, Victoria](#)
- [-Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [-Department of Environment, Water and Natural Resources, South Australia](#)
- [-Department of Land and Resource Management, Northern Territory](#)
- [-Department of Environmental and Heritage Protection, Queensland](#)
- [-Department of Parks and Wildlife, Western Australia](#)
- [-Environment and Planning Directorate, ACT](#)
- [-Birdlife Australia](#)
- [-Australian Bird and Bat Banding Scheme](#)
- [-Australian National Wildlife Collection](#)
- [-Natural history museums of Australia](#)
- [-Museum Victoria](#)
- [-Australian Museum](#)
- [-South Australian Museum](#)
- [-Queensland Museum](#)
- [-Online Zoological Collections of Australian Museums](#)
- [-Queensland Herbarium](#)
- [-National Herbarium of NSW](#)
- [-Royal Botanic Gardens and National Herbarium of Victoria](#)
- [-Tasmanian Herbarium](#)
- [-State Herbarium of South Australia](#)
- [-Northern Territory Herbarium](#)
- [-Western Australian Herbarium](#)
- [-Australian National Herbarium, Canberra](#)
- [-University of New England](#)
- [-Ocean Biogeographic Information System](#)
- [-Australian Government, Department of Defence](#)
- [Forestry Corporation, NSW](#)
- [-Geoscience Australia](#)
- [-CSIRO](#)
- [-Australian Tropical Herbarium, Cairns](#)
- [-eBird Australia](#)
- [-Australian Government – Australian Antarctic Data Centre](#)
- [-Museum and Art Gallery of the Northern Territory](#)
- [-Australian Government National Environmental Science Program](#)
- [-Australian Institute of Marine Science](#)
- [-Reef Life Survey Australia](#)
- [-American Museum of Natural History](#)
- [-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [-Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- [-Other groups and individuals](#)

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact us](#) page.

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Department of Climate Change, Energy, the Environment and Water

GPO Box 3090

Canberra ACT 2601 Australia

+61 2 6274 1111

C.1 Matters of National Environmental Significance

C.1.1 Overview

Under the EPBC Act an action will require approval from the Australian Government Environment Minister (the 'minister') if the action has, will have, or is likely to have, a significant impact on a Matter of National Environmental Significance (MNES). The general test for significance is whether an impact is 'important, notable or of consequence, having regard to its context or intensity'.

The following section provides an assessment of the Matters of National Environmental Significance Significant Impact Guidelines 1.1 (DoE 2013) with respect to threatened species and communities, as well as migratory species that could utilise the subject land. This assessment aims to assist the applicant to decide whether or not they should submit a referral to Department of Climate Change, Energy, the Environment and Water for a decision by the minister on whether assessment and approval is required under the EPBC Act.

C.1.2 Relevant Matters

A search of the Protected Matters Search Tool (PMST) reveals that 123 threatened species, 69 migratory species (and/or their habitats) and 13 threatened ecological communities listed in the EPBC Act are predicted to occur within a 10 km radius of the site (see attached PMST report).

Threatened species listed under the EPBC Act with potential relevance to the site include the Green and Golden Bell Frog, Swift Parrot, Regent Honeyeater, Gang-gang Cockatoo, Large-eared Pied Bat, Koala (combined populations), South-eastern Hooded Robin, Greater Glider (southern and central), Grey-headed Flying-fox, Painted Honeyeater, South-eastern Glossy Black-Cockatoo, White-throated Needletail, Diamond Firetail, Yellow-bellied Glider (south-eastern) and Brown Treecreeper (south-eastern)

Migratory species with potential relevance to the site include terrestrial migratory species that may utilise dry and wet sclerophyll forests for foraging purposes (such as Horsfield's Cuckoo, White-throated Needletail and Yellow Wagtail), and wetland foraging species (such as Common Sandpiper, Ruddy Turnstone, Sharp-tailed Sandpiper, Red Knot, Curlew Sandpiper, Pectoral Sandpiper, Ruff, Red-necked Stint, Great Knot, Double-banded Plover, Greater Sand Plover, Lesser Sand Plover, Latham's Snipe, Swinhoe's Snipe, Pin-tailed Snipe, Bar-tailed Godwit, Black-tailed Godwit, Eastern Curlew, Little Curlew, Whimbrel, Osprey, Pacific Golden Plover, Grey-tailed Tattler, Common Greenshank and Marsh Sandpiper).

No EPBC Act listed threatened ecological communities have been identified on the subject land. No other EPBC Act matters are of relevance to the biodiversity of the site.

C.1.3 Significant Impact Assessment

Threatened Species

The threatened species identified in **Section E1.2** have been considered in accordance with the 'significant impact criteria' for 'vulnerable' and 'endangered' species in the *Matters of National Environmental Significance Significant Impact Guidelines 1.1* (DoE 2013).

When taking into consideration all stages and components of the proposal, and all related activities and infrastructure, there is the potential for impacts, including indirect impacts, on matters of national environmental significance, being mainly loss of a potential foraging habitat for mobile threatened fauna species, including birds, bats and mammals. However, it is highly unlikely that any of such species will be adversely impacted by the proposal, because:



- Suitable breeding habitat for most of the species is absent within the subject land. For those species that have either been recorded or could utilise the habitats within the subject land, there are not likely to be local populations present wholly within the subject land or reliant on the subject land for their survival in isolation. Any such populations present within the locality will not be rendered locally extinct by the proposed development. This is based on the large ranges of these species and the small area of habitat, and the nature and condition of the habitats present within the subject land.
- The subject land is not assessed as likely to contain habitat critical to the survival of a species.
- The subject land is not likely to support an 'important population' (as defined by DoE 2013) of any threatened species.
- The proposed mitigation measures for the project will mitigate or reduce impacts on threatened species.

With reference to the criteria for vulnerable and endangered species, the proposal is not likely to:

- Lead to a long-term decrease in the size of an important population of a species
- Reduce the area of occupancy of an important population
- Fragment an existing important population into two or more populations
- Adversely affect habitat critical to the survival of a species
- Disrupt the breeding cycle of an important population
- Modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that a species is likely to decline
- Result in invasive species that are harmful to a vulnerable species becoming established in the vulnerable species' habitat
- Introduce disease that may cause a species to decline
- Interfere substantially with the recovery of any of these species

Migratory Species

The subject land contains artificial habitat for the listed migratory wetland species and only marginal habitat for the listed terrestrial migratory species predicted to occur in the locality (see **Section E1.2**). In regard to the terrestrial migratory species, the forested and open areas of the site represent potential foraging habitat. Whereas, the artificial wetland vegetation provides potential habitat for migratory wetland species. It is theoretically possible that these highly mobile species could utilise the subject land temporarily during foraging, dispersal or migration. Conversely, the subject land constitutes only a relatively small proportion of the large ranges of these species and does not contain breeding habitat for these species.

With reference to the criteria for migratory species in the Matters of National Environmental Significance Significant Impact Guidelines 1.1 (DoE 2013), the subject land does not contain an area of 'important habitat' for any migratory species. Furthermore, the proposal is highly unlikely to disrupt the lifecycle (breeding, feeding, migration or resting behaviour) of an ecologically significant proportion of the population of a migratory species. Hence the

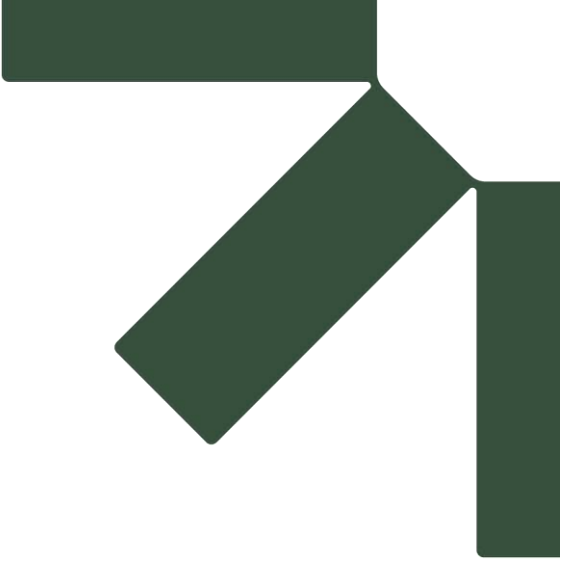


proposal is not likely to have a significant impact on any listed migratory species under the EPBC Act.

C.1.4 Conclusion

On the basis of this assessment, it is not likely that the proposed development will have a significant impact on any matters of national environmental significance with respect to threatened species or migratory species listed under the EPBC Act. Referral of the development application to the Commonwealth Department of Climate Change, Energy, the Environment and Water is not warranted.





Appendix D Vegetation survey data

Biodiversity Development Assessment Report

**6-8 Julius Ave North Ryde
Data Centre**

ISPT Pty Ltd

SLR Project No.: 610.032512.00001

19 December 2025

Table D-1: Vegetation survey and data – plot info

Plot	PCT	Area	Patch size	Condition class	Zone	Easting	Northing	Bearing	Plot-based vegetation surveys	Vegetation integrity surveys
BAM01	3592	0.58	242	Regrowth	56	328140	6258660.0	228	☒ Yes ☐ No	☒ Yes ☐ No
BAM02	3592	0.62	242	ModGood	56	328134	6258617.0	52	☒ Yes ☐ No	☒ Yes ☐ No
BAM03	4006	0.13	242	Regrowth	56	328148	6258685.0	279	☒ Yes ☐ No	☒ Yes ☐ No

Table D-2: Vegetation survey and data – composition

Plot	Tree	Shrub	Grass	Forb	Fern	Other
BAM01	5	4	5	2	0	0
BAM02	7	11	6	1	2	2
BAM03	3	0	10	1	1	0

Table D-3: Vegetation survey and data – structure

Plot	Tree	Shrub	Grass	Forb	Fern	Other
BAM01	72.6	20.4	1.1	2	0	0
BAM02	51.2	5.6	8.8	0.1	0.4	0.3
BAM03	5.6	0	58.3	0.1	0.1	0

Table D-4: Vegetation survey and data – function

Plot	Large Trees	Hollows trees	Litter cover	Length of fallen logs	Tree stem 5-9	Tree stem 10-19	Tree stem 20-29	Tree stem 30-49	Tree stem 50-79	Tree regen	High threat exotics
BAM01	0	0	68.0	0.0	1	1	0	0	0	1	5.4
BAM02	2	0	80.0	4.0	1	1	1	0	1	1	0.7
BAM03	0	0	3.0	0.0	1	0	0	0	0	1	30.1

Table D-5: Raw BAM01 plot data

GF Code	Species name	N, WTW or non-HTW	BAM01	
			Cover	Abundance
Tree (TG)	Angophora costata	Native	0.1	5



GF Code	Species name	N, WTW or non-HTW	BAM01	
			Cover	Abundance
Tree (TG)	<i>Banksia integrifolia</i>	Native	1	5
Tree (TG)	<i>Casuarina glauca</i>	Native	70	1000
Tree (TG)	<i>Eucalyptus pilularis</i>	Native	1	3
Tree (TG)	<i>Melaleuca quinquenervia</i>	Native	0.5	50
Shrub (SG)	<i>Banksia oblongifolia</i>	Native	0.1	5
Shrub (SG)	<i>Dodonaea triquetra</i>	Native	0.2	1
Shrub (SG)	<i>Kunzea ambigua</i>	Native	20	500
Shrub (SG)	<i>Monotoca scoparia</i>	Native	0.1	1
Grass & grasslike (GG)	<i>Fimbristylis dichotoma</i>	Native	0.5	1000
Grass & grasslike (GG)	<i>Juncus continuus</i>	Native	0.1	20
Grass & grasslike (GG)	<i>Juncus planifolius</i>	Native	0.2	50
Grass & grasslike (GG)	<i>Juncus usitatus</i>	Native	0.1	50
Grass & grasslike (GG)	<i>Lomandra longifolia</i>	Native	0.2	5
Forb (FG)	<i>Dianella caerulea</i>	Native	0.1	1
Forb (FG)	<i>Stellaria flaccida</i>	Native	0.1	10
	<i>Andropogon virginicus</i>	HTW	5	5000
	<i>Araujia sericifera</i>	HTW	0.1	1
	<i>Cortaderia selloana</i>	HTW	0.2	20
	<i>Lantana camara</i>	HTW	0.1	1

Table D-6: Raw BAM02 plot data

GF Code	Species name	N, WTW or non-HTW	BAM02	
			Cover	Abundance
Tree (TG)	<i>Angophora costata</i>	Native	5	5
Tree (TG)	<i>Banksia serrata</i>	Native	0.1	5
Tree (TG)	<i>Casuarina glauca</i>	Native	0.1	4
Tree (TG)	<i>Ceratopetalum gummiferum</i>	Native	4	50
Tree (TG)	<i>Eucalyptus pilularis</i>	Native	40	6
Tree (TG)	<i>Eucalyptus sieberi</i>	Native	1	1
Tree (TG)	<i>Glochidion ferdinandi</i>	Native	1	10



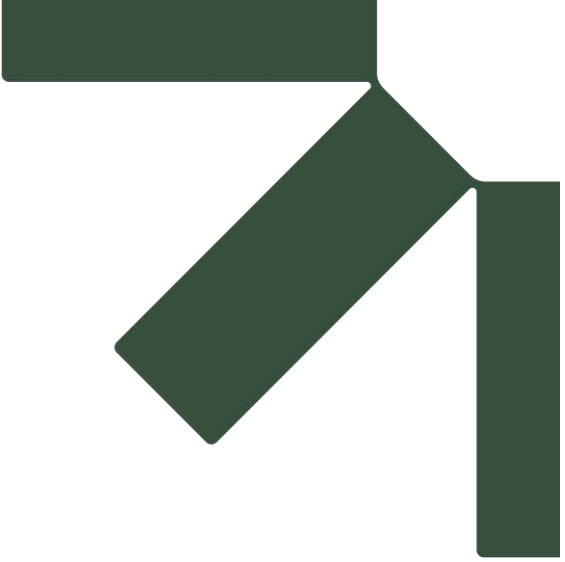
GF Code	Species name	N, WTW or non-HTW	BAM02	
			Cover	Abundance
Shrub (SG)	Acacia falcata	Native	0.1	1
Shrub (SG)	Banksia spinulosa	Native	0.2	1
Shrub (SG)	Hakea gibbosa	Native	0.5	10
Shrub (SG)	Kunzea ambigua	Native	0.2	50
Shrub (SG)	Lambertia formosa	Native	1	3
Shrub (SG)	Leptospermum arachnoides	Native	0.1	20
Shrub (SG)	Lomatia silaifolia	Native	0.1	5
Shrub (SG)	Melaleuca spp.	Native	0.2	2
Shrub (SG)	Monotoca scoparia	Native	0.1	1
Shrub (SG)	Pittosporum undulatum	Native	3	30
Shrub (SG)	Podocarpus spinulosus	Native	0.1	1
Other (OG)	Smilax australis	Native	0.1	50
Other (OG)	Xanthorrhoea media	Native	0.2	20
Grass & grasslike (GG)	Caustis flexuosa	Native	2	10000
Grass & grasslike (GG)	Entolasia stricta	Native	5	10000
Grass & grasslike (GG)	Gahnia aspera	Native	0.1	2
Grass & grasslike (GG)	Gahnia clarkei	Native	0.5	100
Grass & grasslike (GG)	Lomandra longifolia	Native	1	50
Grass & grasslike (GG)	Microlaena stipoides	Native	0.2	1000
Forb (FG)	Galium binifolium	Native	0.1	15
Fern (EG)	Adiantum aethiopicum	Native	0.1	5
Fern (EG)	Pteridium esculentum	Native	0.3	100
	Lantana camara	HTW	0.1	2
	Ligustrum lucidum	HTW	0.2	10
	Ligustrum sinense	HTW	0.3	10
	Senna pendula	HTW	0.1	1



Table D-7: Raw BAM03 plot data

GF Code	Species name	N, WTW or non-HTW	BAM03	
			Cover	Abundance
Tree (TG)	Casuarina cunninghamiana	Native	0.5	10
Tree (TG)	Casuarina glauca	Native	5	25
Tree (TG)	Melaleuca quinquenervia	Native	0.1	1
Grass & grasslike (GG)	Baumea articulata	Native	20	10000
Grass & grasslike (GG)	Cyperus polystachyos	Native	0.1	50
Grass & grasslike (GG)	Fimbristylis dichotoma	Native	10	10000
Grass & grasslike (GG)	Juncus planifolius	Native	10	10000
Grass & grasslike (GG)	Paspalum distichum	Native	0.1	50
Grass & grasslike (GG)	Pseudoraphis paradoxa	Native	10	10000
Grass & grasslike (GG)	Schoenoplectus mucronatus	Native	0.1	20
Grass & grasslike (GG)	Schoenoplectus validus	Native	1	1000
Grass & grasslike (GG)	Typha domingensis	Native	2	100
Grass & grasslike (GG)	Typha orientalis	Native	5	500
Forb (FG)	Persicaria decipiens	Native	0.1	50
Fern (EG)	Pteridium esculentum	Native	0.1	20
	Andropogon virginicus	HTW	30	10000
	Senecio madagascariensis	HTW	0.1	5





Appendix E Credit reports

Biodiversity Development Assessment Report

**6-8 Julius Ave North Ryde
Data Centre**

ISPT Pty Ltd

SLR Project No.: 610.032512.00001

19 December 2025

Proposal Details

Assessment Id	Proposal Name	BAM data last updated *
00057496/BAAS17104/25/00057613	Julius Ave North Ryde small area	05/08/2025
Assessor Name	Report Created	BAM Data version *
Jeremy Pepper	19/12/2025	Current classification (live - default) (82)
Assessor Number	BAM Case Status	Date Finalised
BAAS17104	Finalised	19/12/2025
Assessment Revision	BOS entry trigger	Assessment Type
5	BOS Threshold: Biodiversity Values Map	Part 4 Developments (Small Area)

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

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

Zone	Vegetation zone name	TEC name	Current Vegetation integrity score	Change in Vegetation integrity (loss / gain)	Area (ha)	Sensitivity to loss (Justification)	Species sensitivity to gain class	BC Act Listing status	EPBC Act listing status	Biodiversity risk weighting	Potential SAI	Ecosystem credits
Sydney Coastal Enriched Sandstone Forest												
1	3592_Regrowth	Not a TEC	34.5	34.5	0.59	PCT Cleared - 61%	High Sensitivity to Gain			1.75		9

BAM Credit Summary Report

2	3592_Mod Good	Not a TEC	51.7	51.7	0.2	PCT Cleared - 61%	High Sensitivity to Gain			1.75		5
											Subtotal	14
											Total	14

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
Chalinolobus dwyeri / Large-eared Pied Bat (Fauna)									
3592_Regrowth	34.5	34.5	0.59	Biodiversity Conservation Act listing status	Species dependent on habitat attributes	Endangered	Endangered	True	15
3592_ModGood	51.7	51.7	0.2	Biodiversity Conservation Act listing status	Species dependent on habitat attributes	Endangered	Endangered	True	8
								Subtotal	23

BAM Credit Summary Report

<i>Darwinia biflora</i> / <i>Darwinia biflora</i> (Flora)										
3592_ModGood	51.7	51.7	0.2	Biodiversity Conservation Act listing status	Quantity class of viable seeds produced	Vulnerable	Vulnerable	False		5
								Subtotal		5
<i>Deyeuxia appressa</i> / <i>Deyeuxia appressa</i> (Flora)										
3592_ModGood	N/A	N/A	1	Geographic Distribution	Ecology or response to management is poorly known	Endangered	Endangered	True		3
								Subtotal		3
<i>Miniopterus australis</i> / <i>Little Bent-winged Bat</i> (Fauna)										
3592_Regrowth	34.5	34.5	0.59	Biodiversity Conservation Act listing status	Species dependent on habitat attributes	Vulnerable	Not Listed	True		15
3592_ModGood	51.7	51.7	0.2	Biodiversity Conservation Act listing status	Species dependent on habitat attributes	Vulnerable	Not Listed	True		8
								Subtotal		23

BAM Credit Summary Report

<i>Miniopterus orianae oceanensis / Large Bent-winged Bat (Fauna)</i>									
3592_Regrowth	34.5	34.5	0.59	Biodiversity Conservation Act listing status	Species dependent on habitat attributes	Vulnerable	Not Listed	True	15
3592_ModGood	51.7	51.7	0.2	Biodiversity Conservation Act listing status	Species dependent on habitat attributes	Vulnerable	Not Listed	True	8
								Subtotal	23

BAM Candidate Species Report

Proposal Details

Assessment Id	Proposal Name	BAM data last updated *
00057496/BAAS17104/25/00057613	Julius Ave North Ryde small area	05/08/2025
Assessor Name	Report Created	BAM Data version *
Jeremy Pepper	19/12/2025	Current classification (live - default) (82)
Assessor Number	Assessment Type	BAM Case Status
BAAS17104	Part 4 Developments (Small Area)	Finalised
Assessment Revision	BOS entry trigger	Date Finalised
5	BOS Threshold: Biodiversity Values Map	19/12/2025

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List of Species Requiring Survey

Name	Presence	Survey Months
<i>Chalinolobus dwyeri</i> Large-eared Pied Bat	Yes (assumed present)	☒ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☐ Oct ☒ Nov ☒ Dec ☐ Survey month outside the specified months?
<i>Darwinia biflora</i> Darwinia biflora	Yes (assumed present)	☒ Jan ☒ Feb ☒ Mar ☒ Apr ☒ May ☒ Jun ☒ Jul ☒ Aug ☒ Sep ☒ Oct ☒ Nov ☒ Dec ☐ Survey month outside the specified months?

BAM Candidate Species Report

<i>Deyeuxia appressa</i> Deyeuxia appressa	Yes (assumed present)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☐ Oct ☐ Nov ☒ Dec ☐ Survey month outside the specified months?
<i>Genoplesium baueri</i> Bauer's Midge Orchid	No (surveyed)	☐ Jan ☒ Feb ☒ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☐ Oct ☐ Nov ☐ Dec ☐ Survey month outside the specified months?
<i>Hibbertia spanantha</i> Julian's Hibbertia	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☒ Oct ☒ Nov ☐ Dec ☐ Survey month outside the specified months?
<i>Melaleuca deanei</i> Deane's Paperbark	No (surveyed)	☒ Jan ☐ Feb ☒ Mar ☐ Apr ☒ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☐ Oct ☒ Nov ☐ Dec ☐ Survey month outside the specified months?
<i>Miniopterus australis</i> Little Bent-winged Bat	Yes (assumed present)	☒ Jan ☒ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☐ Oct ☐ Nov ☒ Dec ☐ Survey month outside the specified months?
<i>Miniopterus orianae oceanensis</i> Large Bent-winged Bat	Yes (assumed present)	☒ Jan ☒ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☐ Oct ☐ Nov ☒ Dec ☐ Survey month outside the specified months?

BAM Candidate Species Report

<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>Prostanthera marifolia</i> Seaforth Mintbush	No (surveyed)	☐ Jan ☐ Feb ☒ Mar ☐ Apr ☒ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☐ Oct ☒ Nov ☐ Dec ☐ Survey month outside the specified months?
<i>Rhizanthella slateri</i> Eastern Australian Underground Orchid	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
Darwinia biflora	Darwinia biflora

Threatened species assessed as not on site

Refer to BAR for detailed justification

Common name	Scientific name	Justification in the BAM-C
Haloragodendron lucasii	Haloragodendron lucasii	Refer to BAR
Swift Parrot	Lathamus discolor	Habitat constraints

BAM Predicted Species Report

Proposal Details

Assessment Id	Proposal Name	BAM data last updated *
00057496/BAAS17104/25/00057613	Julius Ave North Ryde small area	05/08/2025
Assessor Name	Report Created	BAM Data version *
Jeremy Pepper	19/12/2025	Current classification (live - default) (82)
Assessor Number	Assessment Type	BAM Case Status
BAAS17104	Part 4 Developments (Small Area)	Finalised
Assessment Revision	BOS entry trigger	Date Finalised
5	BOS Threshold: Biodiversity Values Map	19/12/2025

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

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

Common Name	Scientific Name	Vegetation Types(s)
Black Bittern	<i>Ixobrychus flavicollis</i>	3592-Sydney Coastal Enriched Sandstone Forest
Black-chinned Honeyeater (eastern subspecies)	<i>Melithreptus gularis gularis</i>	3592-Sydney Coastal Enriched Sandstone Forest
Brown Treecreeper (eastern subspecies)	<i>Climacteris picumnus victoriae</i>	3592-Sydney Coastal Enriched Sandstone Forest
Dusky Woodswallow	<i>Artamus cyanopterus cyanopterus</i>	3592-Sydney Coastal Enriched Sandstone Forest
Eastern Coastal Free-tailed Bat	<i>Micronomus norfolkensis</i>	3592-Sydney Coastal Enriched Sandstone Forest
Eastern Osprey	<i>Pandion cristatus</i>	3592-Sydney Coastal Enriched Sandstone Forest
Flame Robin	<i>Petroica phoenicea</i>	3592-Sydney Coastal Enriched Sandstone Forest
Gang-gang Cockatoo	<i>Callocephalon fimbriatum</i>	3592-Sydney Coastal Enriched Sandstone Forest
Grey-headed Flying-fox	<i>Pteropus poliocephalus</i>	3592-Sydney Coastal Enriched Sandstone Forest

BAM Predicted Species Report

Large Bent-winged Bat	Miniopterus orianae oceanensis	3592-Sydney Coastal Enriched Sandstone Forest
Little Bent-winged Bat	Miniopterus australis	3592-Sydney Coastal Enriched Sandstone Forest
Little Eagle	Hieraaetus morphnoides	3592-Sydney Coastal Enriched Sandstone Forest
Little Lorikeet	Glossopsitta pusilla	3592-Sydney Coastal Enriched Sandstone Forest
Rosenberg's Goanna	Varanus rosenbergi	3592-Sydney Coastal Enriched Sandstone Forest
Scarlet Robin	Petroica boodang	3592-Sydney Coastal Enriched Sandstone Forest
South-eastern Glossy Black-Cockatoo	Calyptorhynchus lathami lathami	3592-Sydney Coastal Enriched Sandstone Forest
Spotted-tailed Quoll	Dasyurus maculatus	3592-Sydney Coastal Enriched Sandstone Forest
Square-tailed Kite	Lophoictinia isura	3592-Sydney Coastal Enriched Sandstone Forest
Swift Parrot	Lathamus discolor	3592-Sydney Coastal Enriched Sandstone Forest
Turquoise Parrot	Neophema pulchella	3592-Sydney Coastal Enriched Sandstone Forest
Varied Sittella	Daphoenositta chrysoptera	3592-Sydney Coastal Enriched Sandstone Forest
White-bellied Sea-Eagle	Haliaeetus leucogaster	3592-Sydney Coastal Enriched Sandstone Forest
White-throated Needle-tail	Hirundapus caudacutus	3592-Sydney Coastal Enriched Sandstone Forest
Yellow-bellied Sheath-tail-bat	Saccolaimus flaviventris	3592-Sydney Coastal Enriched Sandstone Forest

Threatened species Manually Added

None added

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

Refer to BAR for detailed justification

Common Name	Scientific Name	Justification in the BAM-C
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BAM Vegetation Zones Report

Proposal Details

Assessment Id	Assessment name	BAM data last updated *
00057496/BAAS17104/25/00057613	Julius Ave North Ryde small area	05/08/2025
Assessor Name	Report Created	BAM Data version *
Jeremy Pepper	19/12/2025	Current classification (live - default) (82)
Assessor Number	Assessment Type	BAM Case Status
BAAS17104	Part 4 Developments (Small Area)	Finalised
Assessment Revision	BOS entry trigger	Date Finalised
5	BOS Threshold: Biodiversity Values Map	19/12/2025

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Vegetation Zones

#	Name	PCT	Condition	Area	Minimum number of plots	Management zones
1	3592_Regrowth	3592-Sydney Coastal Enriched Sandstone Forest	Regrowth	0.59	1	
2	3592_ModGood	3592-Sydney Coastal Enriched Sandstone Forest	ModGood	0.2	1	Cleared (0.2 ha)



BAM Biodiversity Credit Report (Like for like)

Proposal Details

Assessment Id	Proposal Name	BAM data last updated *
00057496/BAAS17104/25/00057613	Julius Ave North Ryde small area	05/08/2025
Assessor Name	Assessor Number	BAM Data version *
Jeremy Pepper	BAAS17104	Current classification (live - default) (82)
Proponent Names	Report Created	BAM Case Status
	19/12/2025	Finalised
Assessment Revision	BOS entry trigger	Assessment Type
5	BOS Threshold: Biodiversity Values Map	Part 4 Developments (Small Area)
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.	
19/12/2025		

Potential Serious and Irreversible Impacts

Name of threatened ecological community	Listing status	Name of Plant Community Type/ID
Nil		
Species		
Chalinolobus dwyeri / Large-eared Pied Bat		
Miniopterus australis / Little Bent-winged Bat		



BAM Biodiversity Credit Report (Like for like)

Miniopterus orianae oceanensis / Large Bent-winged Bat

Deyeuxia appressa / Deyeuxia appressa

Additional Information for Approval

PCT Outside Ibra Added

None added

PCTs With Customized Benchmarks

PCT

No Changes

Predicted Threatened Species Not On Site

Name

No Changes

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

Name of Plant Community Type/ID	Name of threatened ecological community	Area of impact	HBT Cr	No HBT Cr	Total credits to be retired
3592-Sydney Coastal Enriched Sandstone Forest	Not a TEC	0.8	0	14	14

BAM Biodiversity Credit Report (Like for like)

3592-Sydney Coastal Enriched Sandstone Forest	Like-for-like credit retirement options					
	Class	Trading group	Zone	HBT	Credits	IBRA region
	Sydney Coastal Dry Sclerophyll Forests This includes PCT's: 3583, 3592, 3594	Sydney Coastal Dry Sclerophyll Forests >=50% and <70%	3592_Regrowth	No	9	Pittwater, or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.
	Sydney Coastal Dry Sclerophyll Forests This includes PCT's: 3583, 3592, 3594	Sydney Coastal Dry Sclerophyll Forests >=50% and <70%	3592_ModGood	No	5	Pittwater, or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.

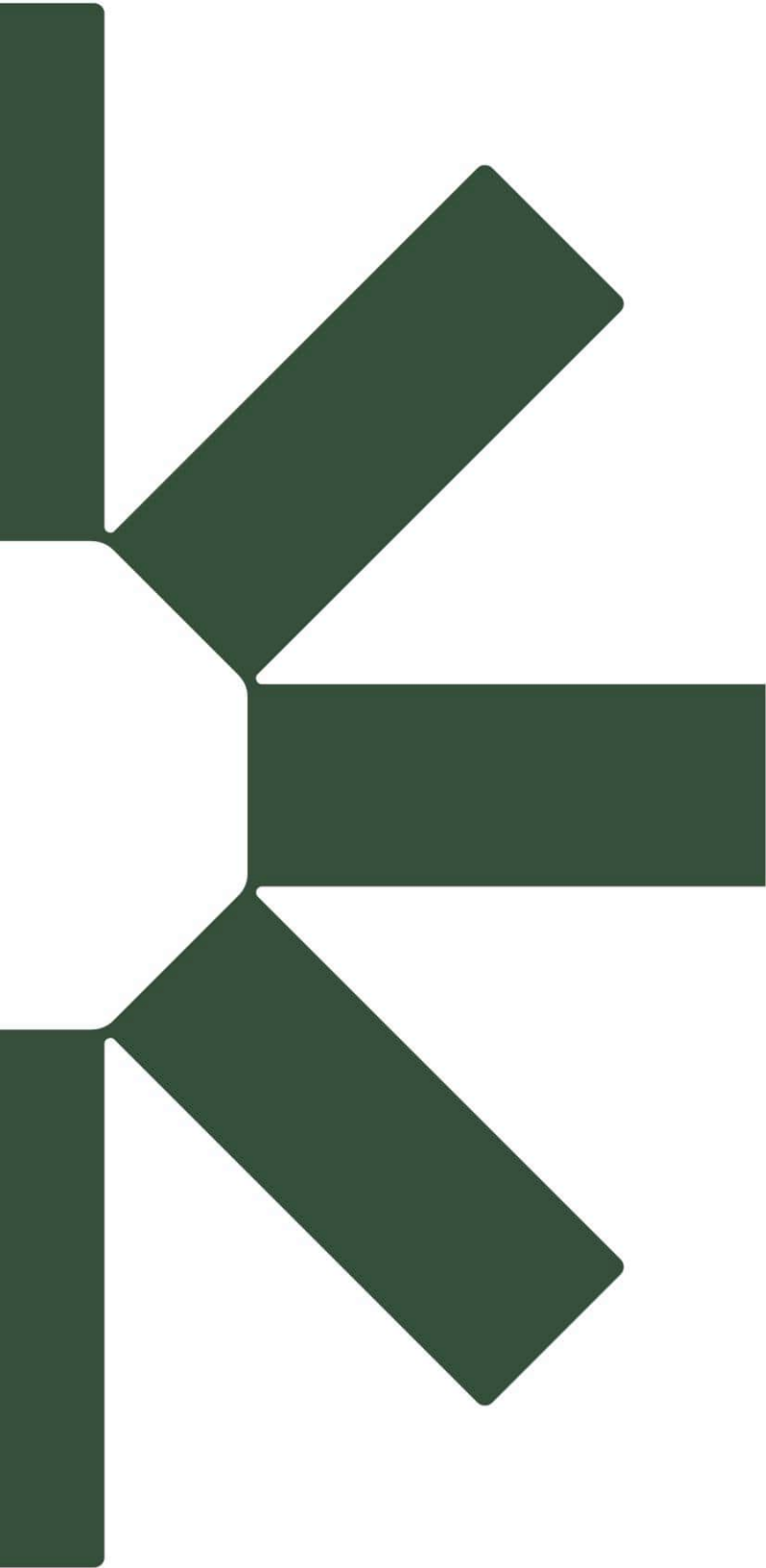
Species Credit Summary

Species	Vegetation Zone/s	Area / Count	Credits
Chalinolobus dwyeri / Large-eared Pied Bat	3592_Regrowth, 3592_ModGood	0.8	23.00
Darwinia biflora / Darwinia biflora	3592_ModGood	0.2	5.00
Deyeuxia appressa / Deyeuxia appressa	3592_ModGood	1.0	3.00

BAM Biodiversity Credit Report (Like for like)

Miniopterus australis / Little Bent-winged Bat	3592_Regrowth, 3592_ModGood	0.8	23.00
Miniopterus orianae oceanensis / Large Bent-winged Bat	3592_Regrowth, 3592_ModGood	0.8	23.00

Credit Retirement Options			Like-for-like credit retirement options
Chalinolobus dwyeri / Large-eared Pied Bat	Spp	IBRA subregion	
	Chalinolobus dwyeri / Large-eared Pied Bat	Any in NSW	
Darwinia biflora / Darwinia biflora	Spp	IBRA subregion	
	Darwinia biflora / Darwinia biflora	Any in NSW	
Deyeuxia appressa / Deyeuxia appressa	Spp	IBRA subregion	
	Deyeuxia appressa / Deyeuxia appressa	Any in NSW	
Miniopterus australis / Little Bent-winged Bat	Spp	IBRA subregion	
	Miniopterus australis / Little Bent-winged Bat	Any in NSW	
Miniopterus orianae oceanensis / Large Bent-winged Bat	Spp	IBRA subregion	
	Miniopterus orianae oceanensis / Large Bent-winged Bat	Any in NSW	



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