

Department of Planning, Housing and Infrastructure

Mr Leigh Manser
Development Director
Maroubra Property Developments Pty Limited
Ground Floor, 21 Solent Circuit
Baulkham Hills NSW 2153

Our ref: SSD-81426710

11 July 2025

Subject: Mixed-use development with in-fill affordable housing – 138 Maroubra Road, Maroubra (SSD-81426710) – Request to waive requirement to prepare a Biodiversity Development Assessment Report

Dear Mr Manser,

I refer to your correspondence dated 13 June 2025, regarding the request to waive the requirement for a Biodiversity Development Assessment Report (BDAR) to be submitted as part of the above referenced State significant development (SSD) application.

Under section 7.9(2) of the Biodiversity Conservation Act 2016 (BCA):

“Any such application is to be accompanied by a biodiversity development assessment report unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values.”

This letter is to confirm that the Secretary of the Department of Planning, Housing and Infrastructure has determined that the proposed development as described above is not likely to have any significant impact on biodiversity values and that a BDAR is therefore not required to accompany any application for development consent or infrastructure approval for the proposed development.

I, as Delegate of the Planning Secretary within the Development Assessment and Sustainability division have determined that the proposed development is not likely to have any significant impacts on biodiversity values. Evidence that the delegate of the Secretary within the NSW Department of Climate Change, Energy, the Environment and Water has made the determination is attached (dated 9 July 2025).

If there are any amendments to the proposed development, a fresh request for a BDAR waiver determination will be required or a BDAR may need to be prepared.

Department of Planning, Housing and Infrastructure

Should you have any further enquiries, please contact Jasmine Tranquille on 02 9274 6568 or via email to jasmine.tranquille@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Keith Ng".

Keith Ng
Team Leader, Affordable Housing Assessments
As delegate of the Planning Secretary

Encl: CPHR of NSW DCCEEW determination

Determination under section 7.9(2) of the Biodiversity Conservation Act 2016

I, Louisa Clark, Director Greater Sydney, of the Department of Climate Change, Energy, the Environment and Water, under section 7.9(2) of the *Biodiversity Conservation Act 2016*, consider that the proposed SSD-81426710 Mixed use development with in-fill affordable housing, at 138 Maroubra Road, Maroubra is not likely to have any significant impact on biodiversity values. Therefore, a Biodiversity Development Assessment Report is not required.

Proposed development means the development as described in DOC25/533915 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



09/07/2025

Louisa Clark
Director
Greater Sydney
Regional Delivery Biodiversity, Conservation and Science Group

Date

SCHEDULE 1 – Description of the proposed development

The State Significant Development Application (SSDA) SSD-81426710 proposes mixed use development with in-fill affordable housing, as detailed in the BDAR waiver request, prepared by SLR Consulting, dated 13 June 2025.

Refer to:

- Figure 1 Survey Map
- Figure 2 Proposed Ground Floor
- Figure 3 Proposed Plan
- Figure 4 Biodiversity Values Map

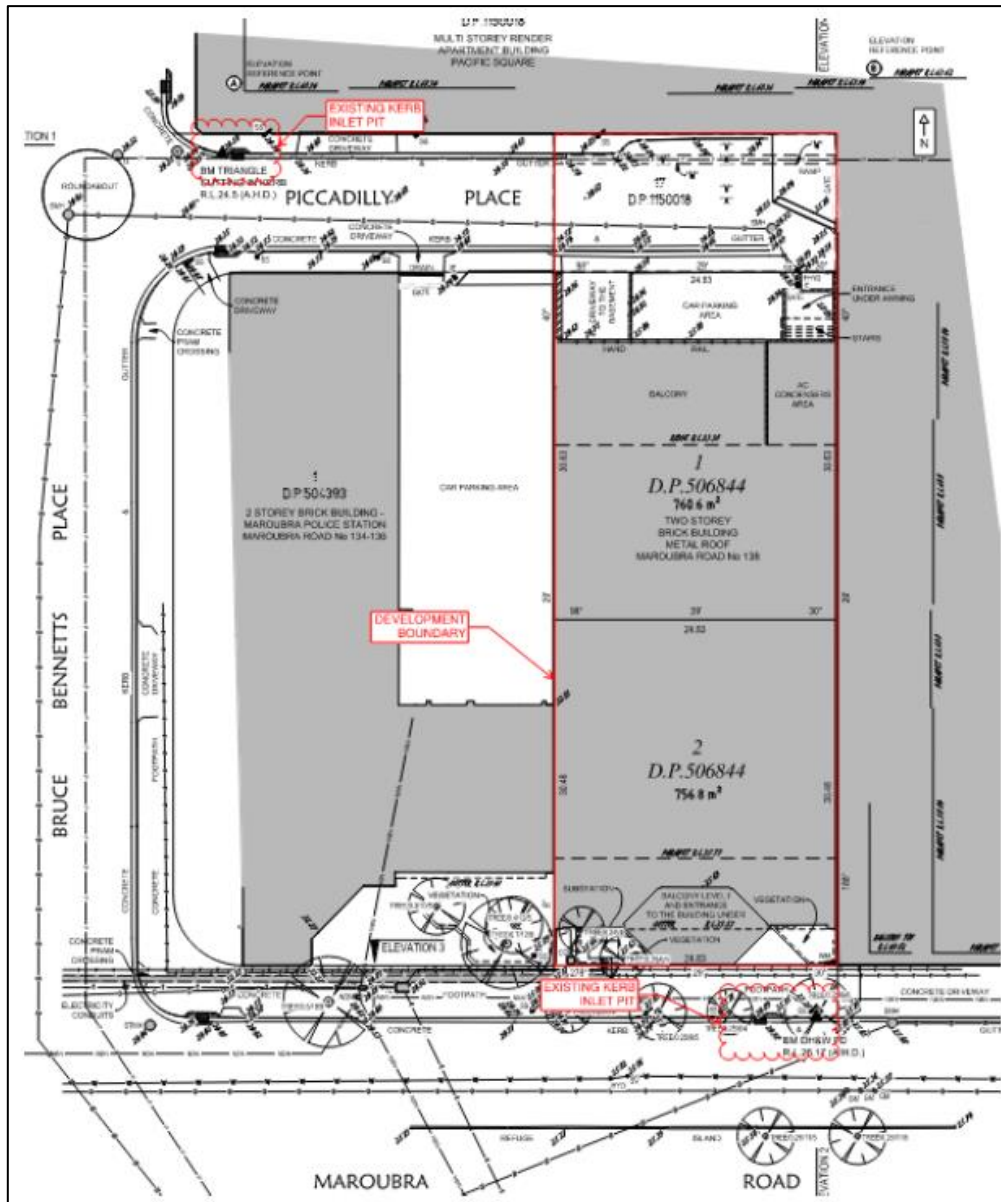


Figure 1 Location Map

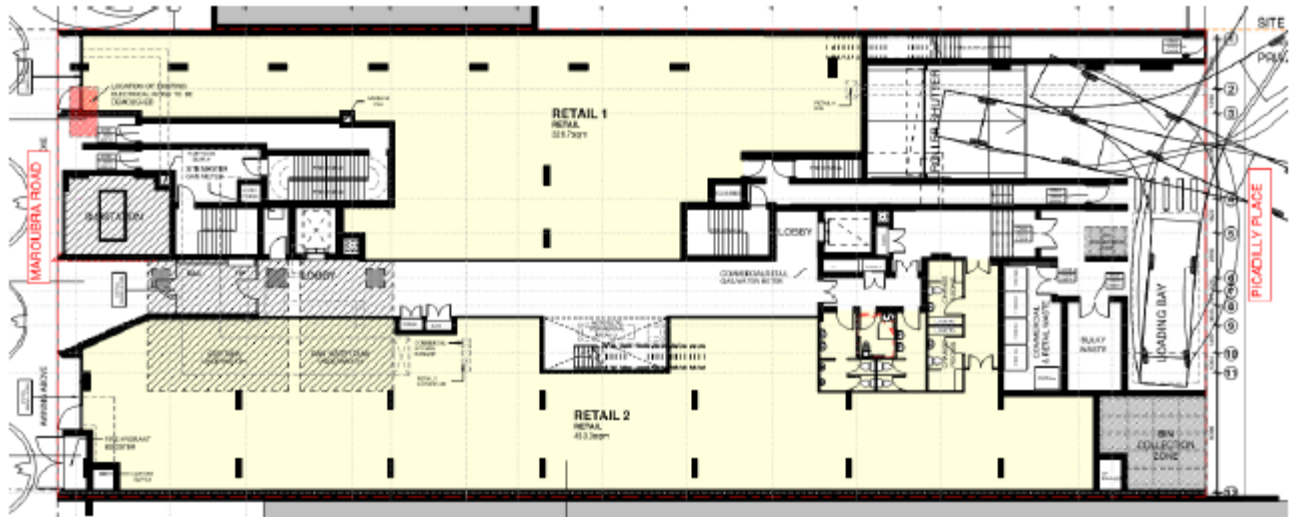


Figure 2 Proposed Ground Floor



Figure 3 Proposed Plan

Biodiversity Values Map



123.0 0 61.48 123.0 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
- 02/06/2025 12:04 PM

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.


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Figure 4 Biodiversity Values Map

SEARs Requirements Declaration: Project

Declaration		
Name	Vander Bertoldo – SLR Consulting	
Qualifications	Master’s in marine and environmental sciences, Bachelor’s degree in biological sciences with honours, Diploma in business and management.	
The undersigned declares that this BDAR Waiver has been prepared in response to the following SEARs requirements issued for the Project on 13/06/2025 for SSD-81426710 :		
SEARs item no.	SEARs Requirement	Relevant Section of this Report
	Provide a BDAR Waiver prepared in accordance with the <i>DCCEEW 2019 BDAR waiver guidelines and web advice</i> (NSW DCCEEW 2025a).	3.0
Signed		
		
Dated 13/06/2025		



BDAR Waiver Request

138 Maroubra Road, Maroubra – Infill Affordable Housing Development

Maroubra Property Developments Pty. Ltd.

PO Box 7105
Baulkham Hills, NSW 2153

Prepared by:

SLR Consulting Australia

Tenancy 202 Submarine School, Sub Base
Platypus, 120 High Street, North Sydney NSW
2060, Australia

SLR Project No: 610.032887.00001

13 June 2025

Revision: 0.2

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
V0.1	10 June 2025	Vander Bertoldo		
V0.2	10 June 2025	Vander Bertoldo	Bo Davidson	
V1.0	13 June 2025	Vander Bertoldo	Bo Davidson	Jeremy Pepper

Basis of Report

This report has been prepared by SLR Consulting Australia (SLR) with all reasonable skill, care and diligence, taking account of the timescale and resources allocated to it by agreement with Maroubra Property Developments 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.



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Appendix E	Site Photos



1.0 Introduction

This Biodiversity Development Assessment Report (BDAR) Waiver request has been prepared by SLR Consulting Australia Pty Ltd on behalf of Maroubra Property Developments Pty Ltd for a proposed mixed-use infill affordable housing development at 138 Maroubra Road, Maroubra (Lots 1 and 2 in DP506844), located within the Randwick Local Government Area (LGA).

The proposed development comprises ground floor commercial premises, 64 residential apartments (including 11 affordable units), three levels of basement parking, and associated civil and landscaping works. The development is classified as State Significant Development (SSD) under the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) due to the estimated capital investment value and the provision of affordable housing.

A **site inspection and desktop review** were undertaken to assess the biodiversity values of the site and determine whether the proposed development triggers the Biodiversity Offset Scheme (BOS) threshold under the *Biodiversity Conservation Act 2016* (BC Act) and *Biodiversity Conservation Regulation 2017*.

In accordance with the *Apply for a BDAR Waiver – Guidelines for Applicants* (DCCEE, 2019), and the supporting Biodiversity Values Map and Threshold (BMAT) Report (generated 2 June 2025), this BDAR Waiver request is based on the following findings:

- **No mapped Biodiversity Values** occur within the development footprint (BV Map threshold not exceeded) BMAT Report.
- **The area clearing threshold is not exceeded**, with only 1,547 m² of total site area and no remnant native vegetation present on the BMAT Report.
- The **site is highly urbanised** and has been fully developed since at least the mid-1980s, as demonstrated through **historical aerial imagery** from 1955 through to 2025.
- **No native vegetation, threatened species habitat, or ecological communities** occur on site.
- The development will not result in the removal of native vegetation nor have any indirect impacts on nearby areas of ecological significance.

These outcomes confirm that the proposed works are unlikely to have any significant impact on biodiversity values and that the development satisfies the eligibility criteria under Clause 7.9(2) of the *Biodiversity Conservation Regulation 2017* for the granting of a BDAR Waiver.

The findings and recommendations of this report are based on a desktop review of available ecological data and a site inspection conducted on 03 June 2025. The following sections specifically address the information requirements of the DPIE (2019) *How to apply for a Biodiversity Development Assessment Report Waiver for a Major Project Application* guidelines (the 'BDAR waiver guidelines') and the latest web advice provided by the NSW Government (NSW DCCEE 2025a). The report has been structured to respond to the Departments request for:

- **Table 1** BDAR waiver request information requirements.
- **Table 2** Impacts of the proposed development on biodiversity values.
- Attachments including additional supporting documentation where appropriate.



2.0 Information Requirements

The BDAR waiver request information requirements are addressed in **Table 1** below.

Table 1 BDAR waiver request information requirements

Type	Information Requirement	Project Information
Administration	<i>Proponent name and contact details</i>	The proponent is Maroubra Property Developments Pty Ltd. The project contact is Leigh Manser (0438 741 077, Ground Floor 21 Solent Circuit, PO Box 7105 Baulkham Hills NSW 2153).
	<i>Project ID (Information to identify which SSD or SSI project the request relates to and where the project is up to in the assessment process).</i>	The proposed development at 138 Maroubra Road, Maroubra is being progressed as a State Significant Development (SSD) under Schedule 1, Clause 26A of the Planning Systems SEPP, with a Scoping Meeting Request submitted to the Department of Planning, Housing and Infrastructure in January 2025; this BDAR Waiver request forms part of the supporting documentation being prepared for the issuance of SEARs and subsequent SSD DA lodgement.
	<i>Name and ecological qualifications of person completing Table 2</i>	The primary author of Table 2 is Vander Bertoldo. Vander has a Bachelor's Degree in Biological Science (Honours), (UNESC University, 2013) and a Masters in Marine and Environmental Science, (SCU University, 2022). The secondary author and reviewer of Table 2 is Jeremy Pepper. Jeremy has a BSc (Hons 1), UNSW, Cert II Bushland Regeneration (TAFE), Cert III Horticulture (Arboriculture) (TAFE), and BAM Accredited Assessor (BAAS17104).
Site Details	<i>Street address, Lot and DP, local government area</i>	<ul style="list-style-type: none"> Street Address: 138 Maroubra Road, Maroubra NSW 2035 Lot and DP: Lots 1 and 2 in DP 506844 Local Government Area (LGA): Randwick City Council
	<i>Description of the existing development site, i.e., the area of land that is subject to the proposed development application. If any part of the land is considered 'Category 1– exempt land' information must be provided to demonstrate how the land meets the criteria that apply to Category 1 – Exempt Land.</i>	<p>The site comprises two adjoining allotments known as 138 Maroubra Road, Maroubra (Lots 1 and 2 in DP 506844), with a total site area of approximately 1,547 m². The site is currently developed and occupied by a commercial office building and associated hardstand areas, including access driveways and at-grade parking. The land is entirely cleared of native vegetation and comprises impervious surfaces across the majority of the site. With minimal remnant vegetation, no native understorey, and no habitat features present.</p> <p>The site is situated within a densely urbanised context, bounded by existing commercial and mixed-use developments. Historical aerial imagery confirms the site has been fully developed since at least the mid-1980s and does not contain any areas of native vegetation or land that would trigger biodiversity values under the Biodiversity Values Map (BVM) or area clearing thresholds.</p> <p>The site meets the definition of Category 1 – Exempt Land under clause 1.4 of the Biodiversity Conservation Regulation 2017, as the land:</p> <ul style="list-style-type: none"> Is within a mapped urban area. Has been subject to continuous development for an extended period.

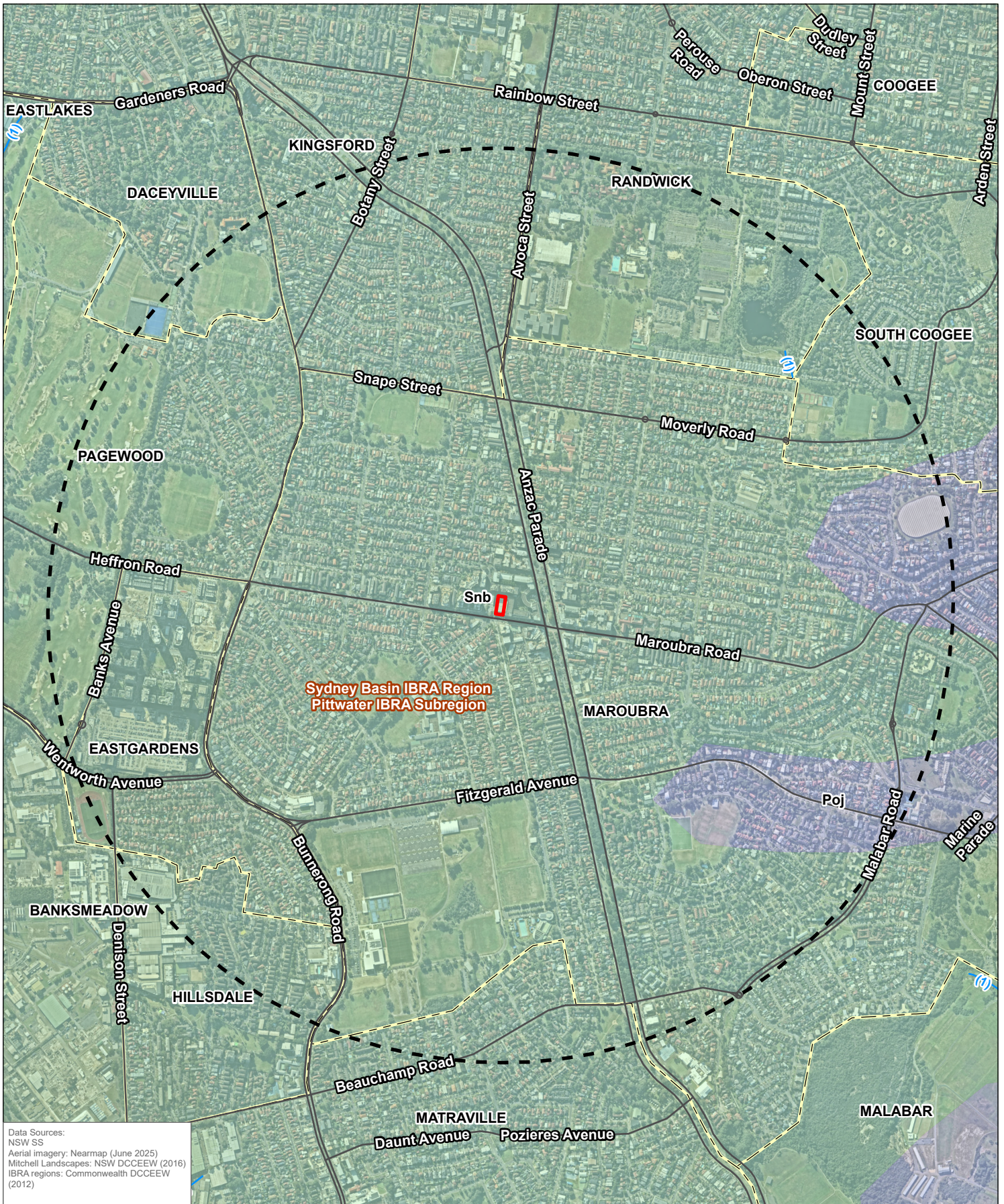


Type	Information Requirement	Project Information
		<ul style="list-style-type: none"> Contains no native vegetation. Does not support habitat for threatened species or ecological communities. <p>As such, the land is considered Category 1 – Exempt Land and does not require assessment under the Biodiversity Assessment Method.</p>
	<p><i>Location map showing the development site in the context of surrounding areas and landscape features. Satellite image of the site in the context of adjoining sites.</i></p>	<p>See Figure 1</p>
	<p><i>Site Map (to scale, ideally as a spatial shapefile).</i></p>	<p>See Figure 2</p>
	<p><i>SVTM Map</i></p>	<p>See Figure 3</p>
<p><i>Proposed Development</i></p>	<p><i>Project description providing enough information to enable an understanding of the nature and scale of the proposed development and any associated activities, including construction.</i></p>	<p>The proposed development at 138 Maroubra Road, Maroubra involves the construction of a mixed-use building comprising ground floor commercial premises, 64 residential apartments (including 11 designated as affordable housing), and three basement levels for car parking, utilities, and storage. The development will include private open space areas, landscaping, and extension or augmentation of services and infrastructure as required.</p> <p>The building will range in height up to nine storeys above ground, with primary pedestrian access from Maroubra Road and vehicular access from Piccadilly Place. The total gross floor area is approximately 6,226 m², with affordable housing comprising 15% of the residential GFA, consistent with State planning requirements.</p> <p>Construction works will include:</p> <ul style="list-style-type: none"> Demolition and removal of the existing commercial building and hardstand surfaces. Bulk excavation to accommodate basement levels. Construction of substructure and superstructure elements. Installation of stormwater, drainage, civil, and utility services. Landscaping and public domain improvements. Temporary construction access and site establishment works. <p>All works will occur within the existing lot boundaries. No vegetation clearing is proposed, and the site contains no native vegetation or biodiversity values. The project is classified as State Significant Development (SSD) under Schedule 1, Clause 26A of the Planning Systems SEPP.</p>
	<p><i>Proposed Site Plan</i></p>	<p>Refer to Appendix B for site plans.</p>
<p><i>Impacts on biodiversity values</i></p>	<p><i>Complete Table 2 below on Biodiversity Values. For each biodiversity value, the proponent must either:</i></p> <ul style="list-style-type: none"> <i>explain why the value is not relevant to the proposed development.</i> 	<p>The site is located within a densely populated urban environment and is highly modified, containing no remnant native vegetation. The site is currently occupied by existing buildings and hardstand surfaces, with minimal landscaping. Vegetation is limited to two planted trees at the front of the site and two non-native</p>



Type	Information Requirement	Project Information
	<ul style="list-style-type: none"> where a biodiversity value may be relevant, provide an explanation of how impacts have been avoided and identify the likelihood and extent of any remaining impacts of the proposed development, including impacts prescribed under clause 6.1 of the BC Regulation. <p>A biodiversity value is not relevant to a proposed development if the value is not present on the development site and there is no potential for direct or indirect impacts on the biodiversity value if it occurs off-site.</p>	<p>ornamental shrubs. These plantings are not representative of a native Plant Community Type (PCT) and offer very low potential to support habitat for threatened species. Three ornamental species are planted within the raised garden bed along the northern boundary of the site (refer to Appendix E).</p>
	<p>Where one or more biodiversity values may be relevant to the proposed development, Table 2 is to be completed by a suitably qualified person with tertiary qualifications in natural sciences including subjects that relate to the observation and description of terrestrial biodiversity and landforms, and at least three years of work experience in environmental assessment including field identification of plant and animal species and habitats. The person does not need to be an accredited person under the BC Act.</p>	<p>As detailed in the administration section above, Table 2 has been completed by suitably qualified ecologists Vander and Jeremy. Vander has five years, and Jeremy has over 28 years of ecological consulting experience.</p>
	<p>Attach any additional information required where biodiversity values are relevant to the site. E.g. Vegetation Map (indicating plant community types), Ecology Reports, Water Quality data, BioNet Atlas, Directory of Important Wetlands (DIWA), and migratory bird flyway information.</p>	<p>The following appendices are attached:</p> <ul style="list-style-type: none"> A. Historic Aerial Imagery. B. Site Plans. C. BMAT Report. D. BioNet Atlas Search Results. E. Site Photos.





Data Sources:
 NSW SS
 Aerial imagery: Nearmap (June 2025)
 Mitchell Landscapes: NSW DCCEEW (2016)
 IBRA regions: Commonwealth DCCEEW (2012)

0 250 500 m
 Coordinate System: GDA2020 MGA Zone 56
 Scale: 1:17,000 at A4
 Project Number: 610.032887
 Date Drawn: 11-Jun-2025
 Drawn by: JH

- LEGEND**
- Subject Land
 - Buffer 1500m (732.24 ha)
 - Suburb
 - Major Road
 - Watercourse (Strahler Order)
 - Port Jackson Basin (Poj)
 - Sydney - Newcastle Barriers and Beaches (Snb)

**138 MAROUBRA ROAD
 BDAR WAIVER**

LOCATION MAP



DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

FIGURE 1



Data Sources:
 NSW SS
 Aerial imagery: Nearmap (June 2025)
 Mitchell Landscapes: NSW DCCEEW (2016)
 IBRA regions: Commonwealth DCCEEW (2012)

0 15 30 m
 Coordinate System: GDA2020 MGA Zone 56
 Scale: 1:1,000 at A4
 Project Number: 610.032887
 Date Drawn: 11-Jun-2025
 Drawn by: JH

LEGEND

- Subject Land
- Cadastre
- Contour (m AHD)
- Mitchell Landscapes
Sydney - Newcastle Barriers and Beaches (Snb)

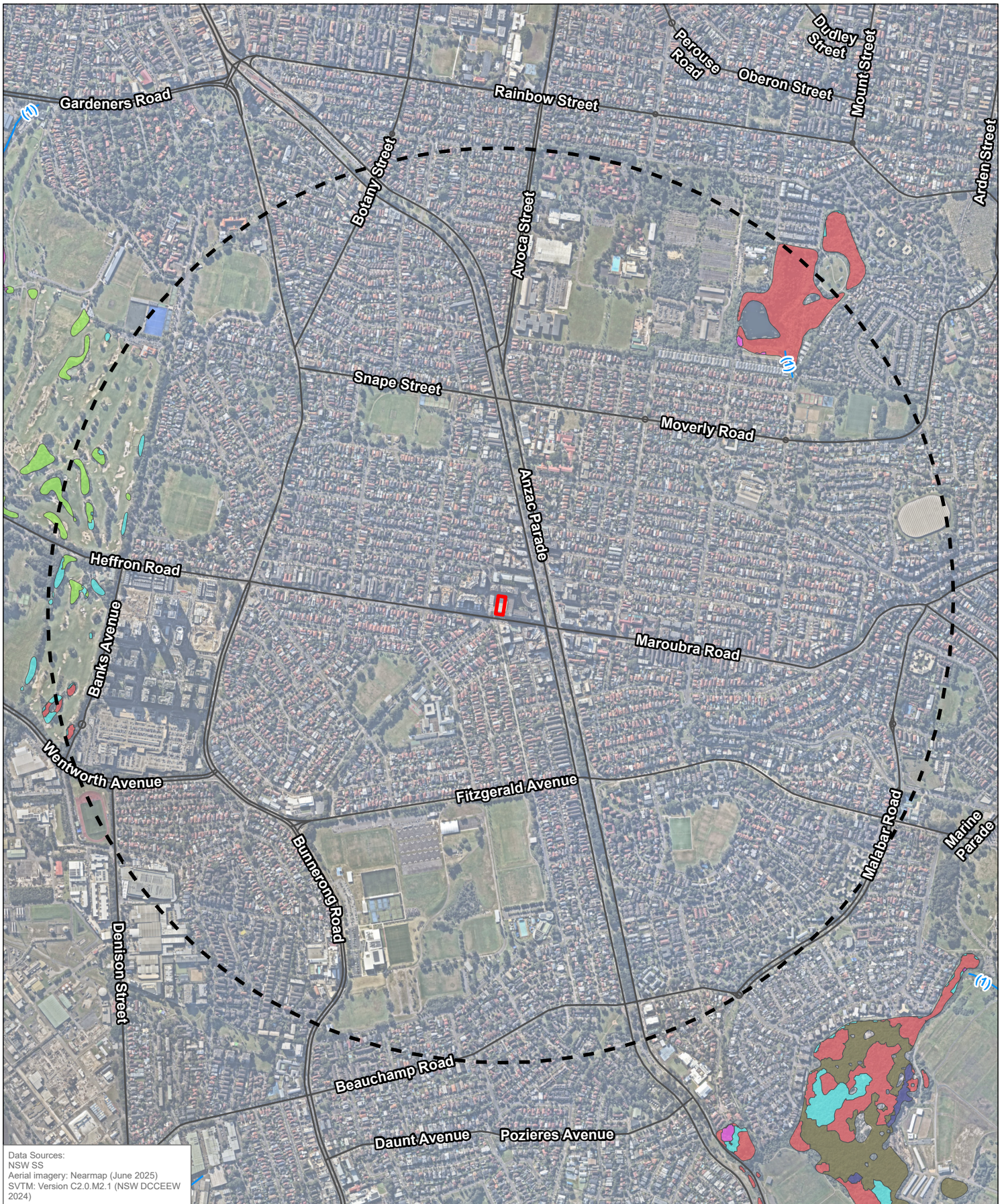
**138 MAROUBRA ROAD
 BDAR WAIVER**

SITE MAP




DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.





FIGURE 2



Data Sources:
 NSW SS
 Aerial imagery: Nearmap (June 2025)
 SVTM: Version C2.0.M2.1 (NSW DCCCEW 2024)

 0 250 500 m
 Coordinate System: GDA2020 MGA Zone 56
 Scale: 1:17,000 at A4
 Project Number: 610.032887
 Date Drawn: 11-Jun-2025
 Drawn by: JH

LEGEND

-  Subject Land
-  Buffer 1500m (732.24 ha)
-  Major Road
-  Watercourse (Strahler Order)

SVTM Plant Community Types

- 0 - Not classified
-  3788 - Coastal Fore-dune Wattle Scrub
-  3805 - Southern Sandplain Heath
-  3806 - Sydney Coastal Sand Mantle Heath
-  3812 - Sydney Coastal Sandstone Headland Heath
-  3545 - Coastal Sands Bloodwood Low Forest
-  3972 - Sydney Creekflat Wetland

**138 MAROUBRA ROAD
 BDAR WAIVER**

STATE VEGETATION TYPE MAP



DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

FIGURE 3

3.0 Assessment of Impacts on Biodiversity Values

Impacts of the proposed development on biodiversity values are addressed in **Table 2** below.

Table 2: Impacts of the proposed development on biodiversity values

Biodiversity Value	Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Potential Impacts
<p>Vegetation abundance 1.4(b) Biodiversity Conservation Regulation Meaning: Occurrence and abundance of vegetation at a particular site</p>	<p><i>Where vegetation is present on the development site, provide a map on digital aerial photography or the best available imagery of the development site showing:</i></p> <ul style="list-style-type: none"> <i>native vegetation (including grasslands and other non-woody vegetation types) and non-native vegetation.</i> <i>the area of land that is directly impacted by the proposed development, including related infrastructure such as roads, pipelines, access tracks, temporary material stockpiles, asset protection zones and powerlines, if applicable.</i> <p><i>Describe how the proposed development avoids impacts on native vegetation and identify the likelihood and extent of any remaining impacts including removal of isolated or cultivated native plants.</i></p>	<p>A site inspection was undertaken on 3 June 2025 to assess the extent and type of vegetation present within the development footprint at 138 Maroubra Road, Maroubra. The site is highly urbanised, comprising an existing commercial building, hardstand areas, and narrow landscaped strips at the site frontage.</p> <p>The limited vegetation present consists entirely of planted ornamental species within small garden beds adjacent to the footpath and building façade (see Appendix E). Vegetation includes:</p> <ul style="list-style-type: none"> Two medium-sized planted street trees (non-local provenance, <i>Pittosporum undulatum</i>). A cluster of non-native landscaping shrubs including <i>Dracaena marginata</i> and <i>Westringia sp.</i> No native ground cover, understorey, or remnant canopy species were recorded. <p>A review of historical aerial imagery and current digital mapping confirms that the site has been cleared and developed since at least the mid-1980s. The BMAT Report confirms that no mapped native vegetation or Biodiversity Values occur within or near the site.</p> <p>The proposed development will occur entirely within the existing site boundaries and will result in the removal of non-native ornamental plantings and two <i>Pittosporum undulatum</i> trees. While <i>P. undulatum</i> is a native species, these individuals appear to have been planted for landscaping purposes and are confined to a narrow garden bed along the site boundary. Due to their isolated and artificial placement, they provide limited habitat value and are not representative of a native plant community type. Their removal is therefore not expected to impact vegetation integrity or biodiversity values.</p> <p>Avoidance and minimisation: Given the urbanised nature of the site and of the limited native vegetation, no avoidance measures are applicable. All existing vegetation subject to removal has been assessed as having negligible ecological value, and no residual impacts on native vegetation or biodiversity are expected.</p>



Biodiversity Value	Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Potential Impacts
<p>Vegetation integrity 1.5(2)(a) Biodiversity Conservation Act</p> <p>Meaning: Degree to which the composition, structure and function of vegetation at a particular site and the surrounding landscape has been altered from a near natural state</p>	<p><i>Describe the vegetation integrity and any impacts on the vegetation integrity of identified plant communities. For example, information on impacts from proposed development to vegetation cover, structure, condition, and function. This can include details on the presence of weeds, disturbance, planted native vegetation and species and growth form diversity.</i></p>	<p>Assessment of 'vegetation integrity' is not applicable to this site due to the highly urbanised nature of the land and absence of native vegetation. The site is occupied by a commercial building and hardstand, with limited landscaping comprised of ornamental, non-native species such as <i>Dracaena marginata</i> and <i>Westringia</i> cultivars planted in narrow beds. While <i>Pittosporum undulatum</i> is native to parts of NSW (PlantNET, 2025) these individuals are likely of cultivated origin, planted, isolated and of little habitat value. Additionally, they are not representative of a remnant vegetation community or native understorey assemblage.</p> <p>There is no native understorey, or ground layer vegetation, and no signs of natural ecological function such as leaf litter, fallen timber, or tree hollows. The proposed development will not impact any native vegetation or contribute to the loss of vegetation structure, condition, or function.</p>
<p>Habitat suitability 1.5(2)(b) Biodiversity Conservation Act</p> <p>Meaning: Degree to which the habitat needs of threatened species are present at a particular site</p>	<p><i>Identify any threatened species or ecological communities or their habitat on the development site. Describe how the proposed development avoids impacts on habitat suitability and identify the likelihood and extent of any remaining impacts including the impacts of development on the following habitat of threatened species or ecological communities:</i></p> <ol style="list-style-type: none"> 1. <i>karst, caves, crevices, cliffs, and other geological features of significance</i> 2. <i>rocks</i> 3. <i>human-made structures</i> 4. <i>non-native vegetation (prescribed under clause 6.1(1)(a) of the BC Regulation).</i> <p><i>Impacts may include the removal or modification (e.g. noise, light, etc.) of the habitat of threatened species or ecological communities.</i></p>	<p>'Habitat suitability' is relevant with respect to assessing impacts on threatened species with potential to use human-made structures. The ecology survey carried out on 03 June 2025 involved using a torch and bat detector to search for roosts, as well as searching for hollows, nests, and other signs of animal activity. Buildings and vegetation were checked for potential microbat roosts following the DCCEEW 2019 BDAR waiver guidelines and web advice (NSW DCCEEW 2025a). No evidence of microbats was found, and no nests or hollows were detected. Additionally, the site does not contain any significant geological features such as natural rocks, karst, caves, crevices, or cliffs.</p> <p>The potential for microbat habitat within most of the buildings and structures on site is very low. The buildings and structures are composed of concrete or metal and there are a lack of suitable open cracks and crevices. In addition, preventative measures such as mesh installed behind vents and ongoing disturbances due to active use further reduced the potential for microbat habitat (see photos in Appendix E).</p> <p>The site contains two very small pockets of landscaping with two native and two non-native plants; these areas are not likely to provide habitat for any threatened species of fauna potentially using the site.</p> <p>The site does not contain any important ecological features to the local environment, threatened flora habitats, or threatened ecological communities and the prescribed impact features of the site, including human-made structures and non-native vegetation which are unlikely to provide any important</p>



Biodiversity Value	Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Potential Impacts
		habitat for any threatened species of fauna potentially using the site.
<p>Threatened species abundance 1.4(a) Biodiversity Conservation Regulation Meaning: Occurrence and abundance of threatened species or threatened ecological communities, or their habitat, at a particular site</p>	<p><i>Describe how the proposed development avoids impacts on threatened species abundance and identify the likelihood and extent of any remaining impacts including:</i></p> <ul style="list-style-type: none"> <i>Impacts of vehicle strikes on threatened species of animals or on animals that are part of a threatened ecological community (prescribed under clause 6.1(1)(f) of the Regulation).</i> <i>Impacts on threatened species, for example, microbats, associated with the demolition of human-made structures (prescribed by 6.1 (1) a (iii) of the Regulation).</i> <i>Impacts on threatened species habitat associated with non-native vegetation (prescribed by 6.1 (1) a (iv) of the Regulation).</i> <i>Impacts on threatened species habitat associated with non-natural water bodies (prescribed by 6.1 (1) a (iii) of the Regulation). For example, threatened frogs such as the green and golden bell frogs in landfill areas, drains and brick pits.</i> 	<p>'Threatened species abundance' is relevant with respect to assessing impacts on threatened species with potential to use human-made structures and non-native vegetation.</p> <p>The proposed SSD avoids impacts on threatened species abundance as the proposed development site is largely devoid of any important biodiversity values (threatened ecological communities and known threatened species habitats). However, all human-made structures and non-native vegetation will require removal from the site to facilitate the proposed development.</p> <p>In relation to remaining impacts:</p> <ul style="list-style-type: none"> Due to the slow speeds of vehicles travelling across the site and the very low likelihood of threatened fauna utilising the site, the risk of vehicle strikes on threatened fauna is negligible and equivalent to existing vehicle traffic conditions. No evidence of bats was recorded during site surveys and the potential for microbats to utilise the existing buildings and structures for roosting is very low. Impacts on threatened species associated with the demolition of human-made structures are therefore likely to be negligible. There was no evidence of threatened species using non-native vegetation during the survey and based on the nature and condition of the vegetation and surrounding areas it is unlikely that locally occurring threatened fauna species will use the landscaped areas on site. As a result, removing planted non-native vegetation from garden beds and landscaped areas is unlikely to adversely affect threatened species. There are no ponds, dams, or other non-natural water bodies within the site. Hence, the proposed development will not impact threatened species habitat associated with non-natural water bodies.
<p>Habitat connectivity 1.4(c) Biodiversity Conservation Regulation Meaning: Degree to which a particular site</p>	<p><i>Identify whether the development site contributes to habitat connectivity. Describe how the proposed development avoids impacts on habitat connectivity and identify the likelihood and extent of any remaining impacts of development on the connectivity of different areas of habitat of threatened species that facilitates the movement of those species across their range (prescribed under clause 6.1(1)(b) of the BC Regulation).</i></p>	<p>'Habitat connectivity' is irrelevant with respect to assessing impacts on threatened species with potential to use human-made structures, and non-native vegetation.</p> <p>The removal of the non-native vegetation from the site will not reduce the available tree canopy in the locality. The site has no canopy connection to adjoining areas of land and there is minimal tree canopy in the surrounding locality.</p>



Biodiversity Value	Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Potential Impacts
<i>connects different areas of habitat of threatened species to facilitate the movement of those species across their range</i>		
<p>Threatened species movement 1.4(d) Biodiversity Conservation Regulation</p> <p>Meaning: Degree to which a particular site contributes to the movement of threatened species to maintain their lifecycle</p>	<p><i>Describe how the proposed development avoids impacts on threatened species movement and identify the likelihood and extent of any remaining impacts of development on the movement of threatened species that maintains their lifecycle (prescribed under clause 6.1(1)(c) BC Regulation).</i></p>	<p>'Threatened species movement' is irrelevant with respect to assessing impacts on threatened species with potential to use mainly human-made structures.</p> <p>While mobile threatened species, like the Grey-headed Flying-fox and Powerful Owl, may occasionally forage over the site the structures are unlikely to support important lifecycle movements for these species. The proposed development is not expected to impact the movements of threatened species.</p>
<p>Flight path integrity 1.4(e) Biodiversity Conservation Regulation</p> <p>Meaning: Degree to which the flight paths of protected animals over a particular site are free from interference</p>	<p><i>Identify whether flight paths of protected animals occur over the development site. Protected animals are animals of a species listed or referred to in Schedule 5 of the BC Act. They include any species of birds, mammals, amphibians or reptiles that are native to Australia or that periodically or occasionally migrate to Australia. Describe how the proposed development avoids impacts on flight path integrity and identify the likelihood and extent of any remaining impacts. Note: The impacts of wind turbine strikes on protected animals are prescribed under clause 6.1(1)(e) of the BC Regulation. It is, therefore, unlikely that a BDAR waiver would be issued for a proposed wind farm.</i></p>	<p>Assessment of 'flight path integrity' is not relevant.</p> <p>Based on the surrounding landscape including tall buildings and highly developed areas it is unlikely that the site is in the direct flight path of protected animals such as migratory species. The proposed development would not have any conceivable impacts on the flight path integrity of any protected.</p>
<p>Water sustainability 1.4(f) Biodiversity Conservation Regulation</p> <p>Meaning: Degree to which water quality, water bodies and hydrological processes sustain threatened species and threatened</p>	<p><i>Describe how the proposed development avoids impacts on water sustainability and identify the likelihood and extent of any remaining impacts of development on water quality, water bodies and hydrological processes that sustain threatened species and threatened ecological communities (including from subsidence or upsidence resulting from underground mining or other development) (prescribed under clause 6.1(1)(d) of the BC Regulation).</i></p>	<p>Assessment of 'water sustainability' is not relevant.</p> <p>There are no water bodies in proximity to the site. The proposed development will avoid impacts on water sustainability through the implementation of standard erosion and sediment control measures during construction and through suitable stormwater design.</p> <p>The proposed development is not likely to have any adverse effects on water sustainability.</p>



Biodiversity Value	Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Potential Impacts
<i>ecological communities at a particular site</i>		

4.0 Conclusion

This BDAR Waiver request has demonstrated that the proposed mixed-use development at 138 Maroubra Road, Maroubra does not trigger the BOS thresholds under the BC Act or the *Biodiversity Conservation Regulation 2017*. A detailed site inspection and desktop assessment confirm that the site:

- Contains only two planted native trees that are isolated and of little habitat value.
- There are no native plant community types.
- Is classified as Category 1 – Exempt Land under clause 1.4 of the Regulation.
- Does not support habitat for threatened species or ecological communities.
- Will not result in any direct or indirect impacts on mapped Biodiversity Values.
- Does not contribute to habitat connectivity, threatened species movement, or flight path integrity.

All vegetation present on site comprises ornamental, planted trees in landscaped beds and does not provide ecological function or habitat for native fauna. The site has been fully developed since at least the mid-1980s and occurs within a highly urbanised context.

Given these findings, the proposed development is unlikely to have any significant impacts on biodiversity values and satisfies the eligibility criteria under clause 7.9(2) of the *Biodiversity Conservation Regulation 2017* for the granting of a BDAR Waiver. No further biodiversity assessment is considered necessary to support the SSD application.



5.0 References

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Appendix A Historic Aerial Imagery

138 Maroubra Road, Maroubra – Infill Affordable Housing Development

Maroubra Property Developments Pty. Ltd.

SLR Project No: 610.032887.00001

13 June 2025

Figure A1: Extract of 1955 Historic Aerial Imagery, showing site boundary in red dashed line for 138 Maroubra Road, Maroubra (DFSI 2025)



Figure A2: Extract Of 1986 Historic Aerial Imagery, showing site boundary in red for 138 Maroubra Road, Maroubra (DFSI 2025)



Figure A3: Extract Of 2015 Historic Aerial Imagery, showing indicative site boundary in blue for 138 Maroubra Road (Nearmap 2025)

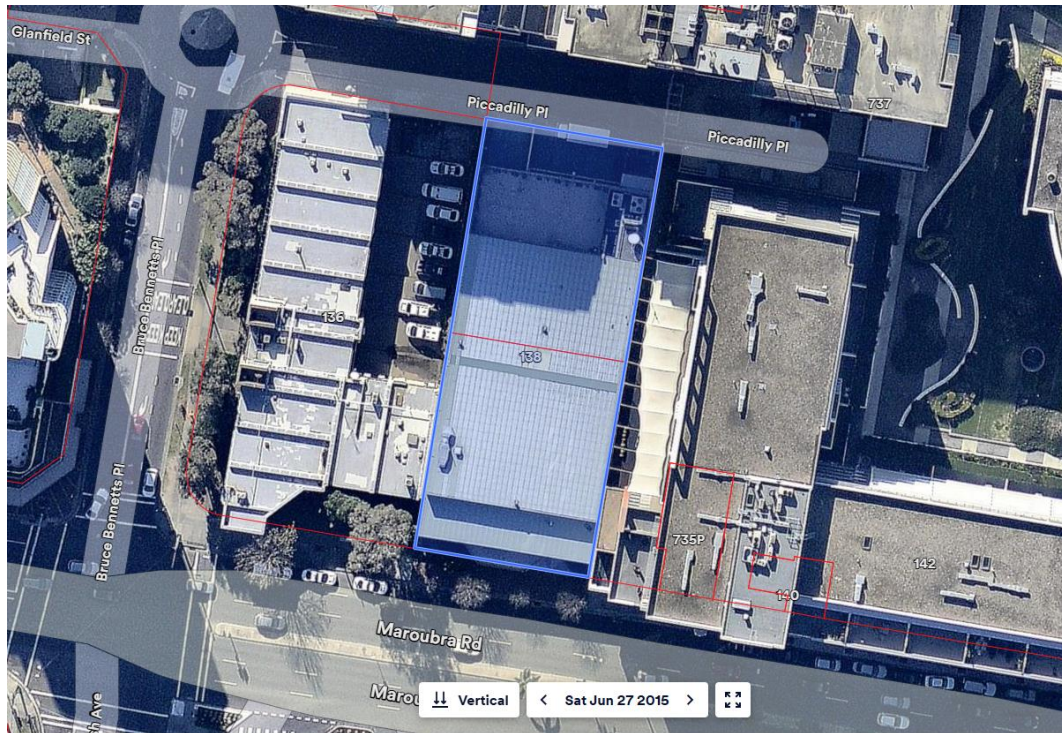
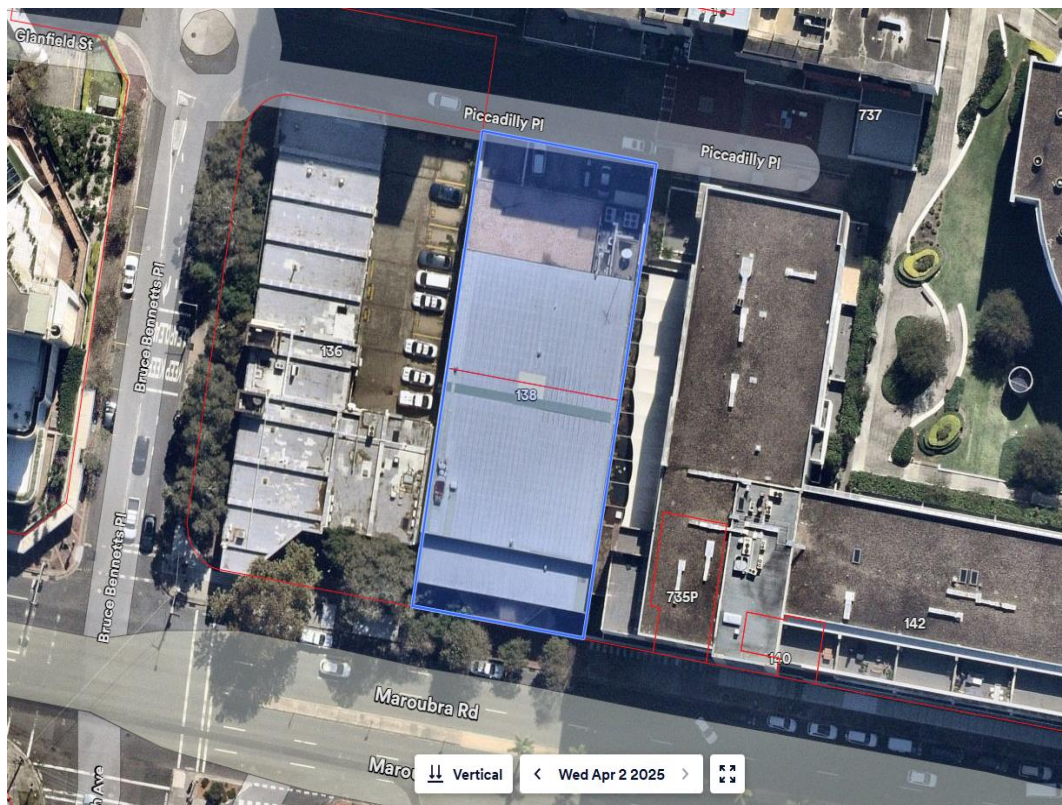


Figure A4: Extract Of 2025 Historic Aerial Imagery, showing indicative site boundary in blue for 138 Maroubra Road (Nearmap 2025)





Appendix B Site Plans

138 Maroubra Road, Maroubra – Infill Affordable Housing Development

Maroubra Property Developments Pty. Ltd.

SLR Project No: 610.032887.00001

13 June 2025

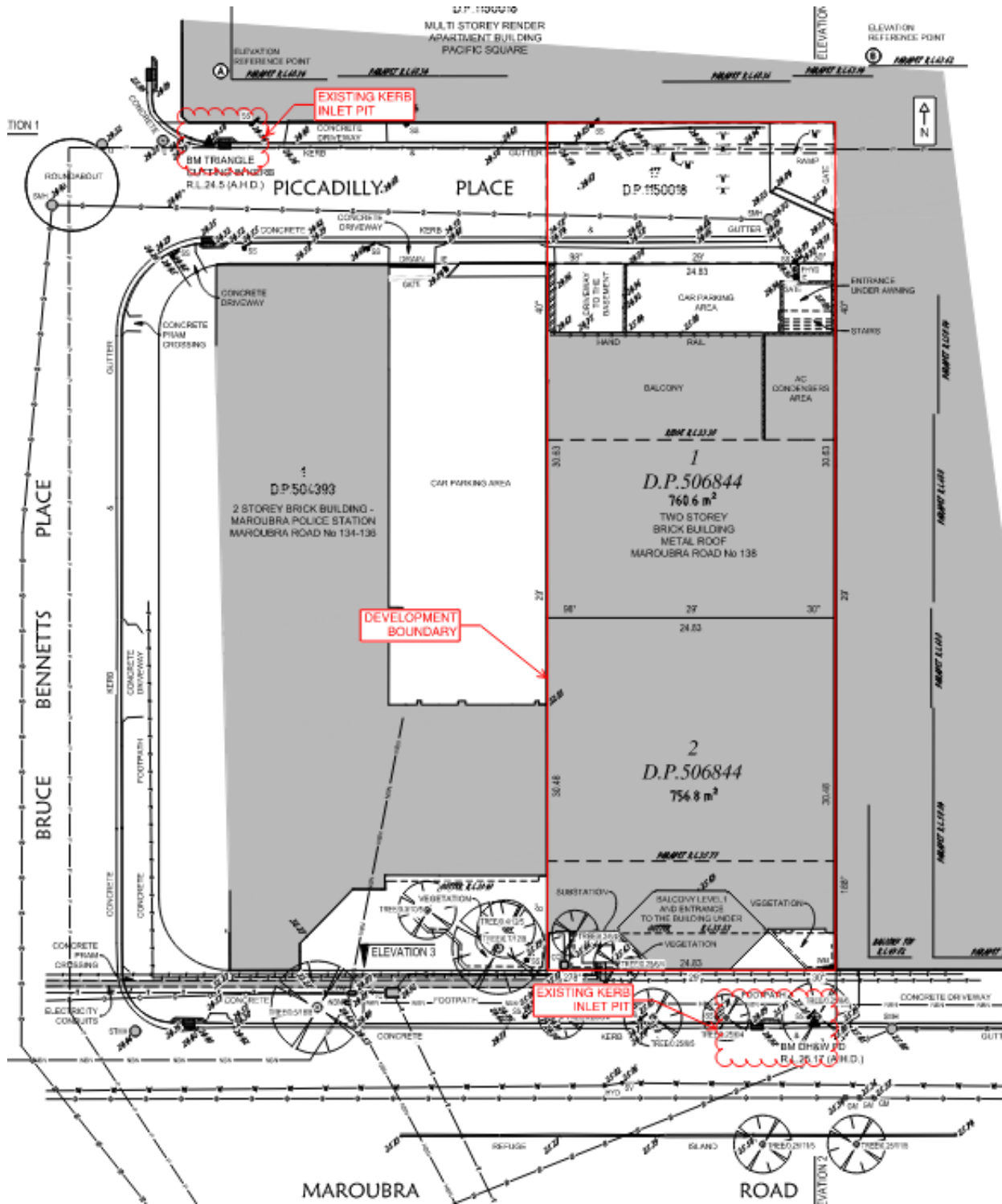


Figure 3 – Survey (Source: Craig & Rhodes)

3 Proposed Development

The proposed mixed-use development is a residential, retail and commercial building with three basement levels for car parking. Primary pedestrian access will be provided from the main entrance on Maroubra Road and Vehicular access will be provided to the basement off Piccadilly Place.

Refer to Figure 4 for the proposed development ground floor layout.

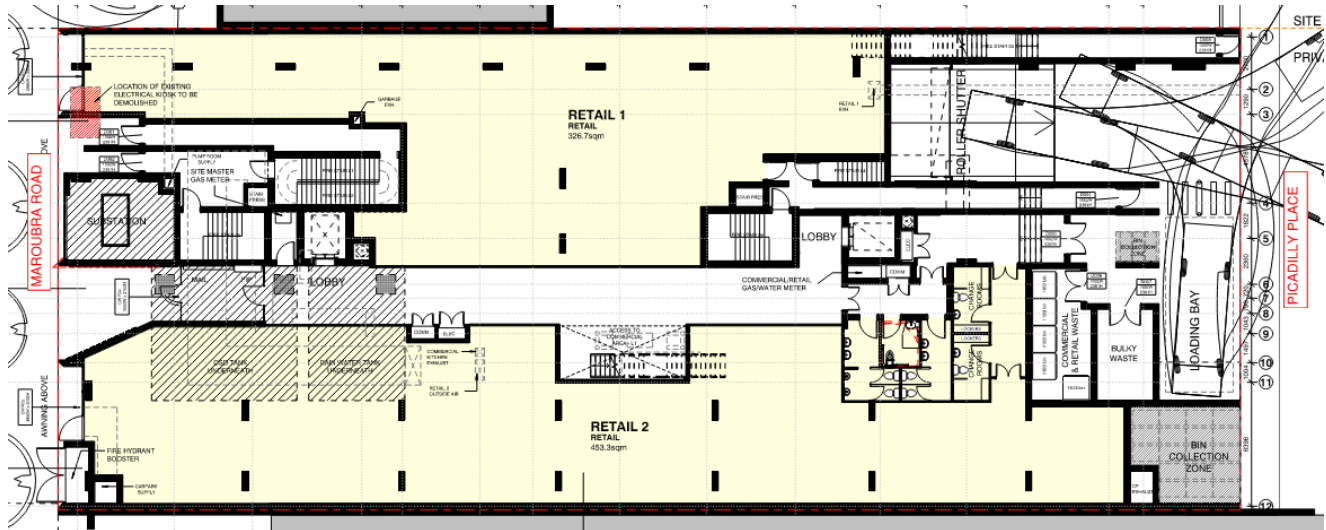


Figure 4 - Proposed Ground Floor Plan (Source: Djrd Architects – DA1.104)



Appendix C **BMAT Report**

138 Maroubra Road, Maroubra – Infill Affordable Housing Development

Maroubra Property Developments Pty. Ltd.

SLR Project No: 610.032887.00001

13 June 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		02/06/2025 12:04 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 footprint 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	1,547.2 sqm
2.2	Native Vegetation Area Clearing Estimate (NVACE) (within development/clearing footprint)	6.8 sqm
2.3	Method for determining Minimum Lot Size	Lot size
2.4	Minimum Lot Size (10,000sqm = 1ha)	753 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)	no
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)		no

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: _____

02/06/2025 12:04 PM



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



123.0 0 61.48 123.0 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

02/06/2025 12:04 PM

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 D BioNet Atlas Search Results

138 Maroubra Road, Maroubra – Infill Affordable Housing Development

Maroubra Property Developments Pty. Ltd.

SLR Project No: 610.032887.00001

13 June 2025

Table E1: BioNet Atlas Search Results within 10km of Site

Scientific Name	Common Name	NSW Status	Commonwealth Status	No of Records
<i>Crinia tinnula</i>	Wallum Froglet	V,P		1
<i>Litoria aurea</i>	Green and Golden Bell Frog	E1,P	V	13
<i>Caretta caretta</i>	Loggerhead Turtle	E1,P	E	8
<i>Chelonia mydas</i>	Green Turtle	V,P	V	14
<i>Dermochelys coriacea</i>	Leatherback Turtle	E1,P	E	1
<i>Varanus rosenbergi</i>	Rosenberg's Goanna	V,P		1
<i>Stictonetta naevosa</i>	Freckled Duck	V,P		40
<i>Phaethon lepturus</i>	White-tailed Tropicbird	P	C,J	1
<i>Phaethon rubricauda</i>	Red-tailed Tropicbird	V,P	C,J	2
<i>Ptilinopus regina</i>	Rose-crowned Fruit-Dove	V,P		1
<i>Ptilinopus superbus</i>	Superb Fruit-Dove	V,P		2
<i>Apus pacificus</i>	Fork-tailed Swift	P	C,J,K	9
<i>Hirundapus caudacutus</i>	White-throated Needle-tail	V,P	V,C,J,K	8
<i>Oceanites oceanicus</i>	Wilson's Storm-Petrel	P	J	3
<i>Diomedea exulans</i>	Wandering Albatross	E1,P	V	1459
<i>Diomedea gibsoni</i>	Gibson's Albatross	V,P	V	1
<i>Thalassarche cauta</i>	Shy Albatross	E1,P	E	77
<i>Thalassarche melanophris</i>	Black-browed Albatross	V,P	V	175
<i>Ardenna carneipes</i>	Flesh-footed Shearwater	V,P	J,K	45
<i>Ardenna grisea</i>	Sooty Shearwater	P	J	113
<i>Ardenna pacifica</i>	Wedge-tailed Shearwater	P	J	803
<i>Ardenna tenuirostris</i>	Short-tailed Shearwater	P	C,J,K	550
<i>Calonectris leucomelas</i>	Streaked Shearwater	P	C,J,K	54
<i>Macronectes giganteus</i>	Southern Giant Petrel	E1,P	E	142
<i>Macronectes halli</i>	Northern Giant-Petrel	V,P	V	17
<i>Pterodroma leucoptera leucoptera</i>	Gould's Petrel	V,P	E	3
<i>Pterodroma neglecta neglecta</i>	Kermadec Petrel (west Pacific subspecies)	V,P	V	1
<i>Pterodroma solandri</i>	Providence Petrel	V,P		12
<i>Fregata ariel</i>	Lesser Frigatebird	P	C,J,K	3
<i>Sula dactylatra</i>	Masked Booby	V,P	J,K	1
<i>Sula leucogaster</i>	Brown Booby	P	C,J,K	6
<i>Botaurus poiciloptilus</i>	Australasian Bittern	E1,P	E	1
<i>Ixobrychus flavicollis</i>	Black Bittern	V,P		2
<i>Circus assimilis</i>	Spotted Harrier	V,P		3



Scientific Name	Common Name	NSW Status	Commonwealth Status	No of Records
<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	V,P		40
<i>Hieraaetus morphnoides</i>	Little Eagle	V,P		1
<i>Pandion cristatus</i>	Eastern Osprey	V,P,3		12
<i>Burhinus grallarius</i>	Bush Stone-curlew	E1,P		1
<i>Haematopus fuliginosus</i>	Sooty Oystercatcher	V,P		26
<i>Haematopus longirostris</i>	Pied Oystercatcher	E1,P		52
<i>Charadrius leschenaultii</i>	Greater Sand-plover	V,P	V,C,J,K	2
<i>Charadrius mongolus</i>	Lesser Sand-plover	V,P	E,C,J,K	10
<i>Charadrius veredus</i>	Oriental Plover	P	C,J,K	1
<i>Pluvialis fulva</i>	Pacific Golden Plover	P	C,J,K	75
<i>Pluvialis squatarola</i>	Grey Plover	P	C,J,K	19
<i>Actitis hypoleucos</i>	Common Sandpiper	P	C,J,K	11
<i>Arenaria interpres</i>	Ruddy Turnstone	P	C,J,K	12
<i>Calidris acuminata</i>	Sharp-tailed Sandpiper	P	C,J,K	119
<i>Calidris alba</i>	Sanderling	V,P	C,J,K	8
<i>Calidris canutus</i>	Red Knot	P	E,C,J,K	54
<i>Calidris falcinellus</i>	Broad-billed Sandpiper	V,P	C,J,K	6
<i>Calidris ferruginea</i>	Curlew Sandpiper	E4A,P	CE,C,J,K	86
<i>Calidris melanotos</i>	Pectoral Sandpiper	P	J,K	6
<i>Calidris ruficollis</i>	Red-necked Stint	P	C,J,K	126
<i>Calidris tenuirostris</i>	Great Knot	V,P	V,C,J,K	22
<i>Gallinago hardwickii</i>	Latham's Snipe	V,P	V,J,K	5
<i>Limosa lapponica</i>	Bar-tailed Godwit	P	C,J,K	198
<i>Limosa limosa</i>	Black-tailed Godwit	V,P	E,C,J,K	6
<i>Numenius madagascariensis</i>	Eastern Curlew	E4A,P	CE,C,J,K	20
<i>Numenius phaeopus</i>	Whimbrel	P	C,J,K	8
<i>Tringa brevipes</i>	Grey-tailed Tattler	P	C,J,K	24
<i>Tringa stagnatilis</i>	Marsh Sandpiper	P	C,J,K	1
<i>Xenus cinereus</i>	Terek Sandpiper	V,P	V,C,J,K	11
<i>Stercorarius longicaudus</i>	Long-tailed Jaeger	P	C,J	102
<i>Stercorarius maccormicki</i>	South Polar Skua	P	J	4
<i>Stercorarius parasiticus</i>	Arctic Jaeger	P	C,J,K	407
<i>Stercorarius pomarinus</i>	Pomarine Jaeger	P	C,J,K	180
<i>Anous albivitta</i>	Grey Ternlet	V,P		1
<i>Anous stolidus</i>	Common Noddy	P	C,J	3
<i>Chlidonias leucopterus</i>	White-winged Black Tern	P	C,J,K	8
<i>Gygis alba</i>	White Tern	V,P		3
<i>Hydroprogne caspia</i>	Caspian Tern	P	J	47
<i>Onychoprion fuscatus</i>	Sooty Tern	V,P		16
<i>Sterna hirundo</i>	Common Tern	P	C,J,K	208



Scientific Name	Common Name	NSW Status	Commonwealth Status	No of Records
<i>Sternula albifrons</i>	Little Tern	E1,P	C,J,K	792
<i>Thalasseus bergii</i>	Crested Tern	P	J	1253
<i>Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo	V,P,2	V	5
<i>Lathamus discolor</i>	Swift Parrot	E1,P	CE	2
<i>Neophema chrysogaster</i>	Orange-bellied Parrot	E4A,P,3	CE	6
<i>Neophema pulchella</i>	Turquoise Parrot	V,P,3		4
<i>Parvipsitta pusilla</i>	Little Lorikeet	V,P		5
<i>Pezoporus wallicus wallicus</i>	Eastern Ground Parrot	V,P,3		5
<i>Cuculus optatus</i>	Oriental Cuckoo	P	C,J,K	1
<i>Ninox strenua</i>	Powerful Owl	V,P,3		52
<i>Tyto novaehollandiae</i>	Masked Owl	V,P,3		1
<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (eastern subspecies)	V,P	V	1
^^ <i>Dasyornis brachypterus</i>	Eastern Bristlebird	E1,P,2	E	1
<i>Epthianura albifrons</i>	White-fronted Chat	V,P		1
<i>Epthianura albifrons</i>	White-fronted Chat population in the Sydney Metropolitan Catchment Management Area	E2,V,P		1
<i>Artamus cyanopterus cyanopterus</i>	Dusky Woodswallow	V,P		3
<i>Petroica boodang</i>	Scarlet Robin	V,P		6
<i>Neochmia ruficauda</i>	Star Finch	E4,P	E	1
<i>Stagonopleura guttata</i>	Diamond Firetail	V,P	V	2
<i>Motacilla flava</i>	Yellow Wagtail	P	C,J,K	4
<i>Phascolarctos cinereus</i>	Koala	E1,P	E	1
<i>Cercartetus nanus</i>	Eastern Pygmy-possum	V,P		1
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	V,P	V	551
<i>Saccolaimus flaviventris</i>	Yellow-bellied Sheath-tail-bat	V,P		1





Appendix E Site Photos

138 Maroubra Road, Maroubra – Infill Affordable Housing Development

Maroubra Property Developments Pty. Ltd.

SLR Project No: 610.032887.00001

13 June 2025

Photo F1: Two *Pittosporum undulatum* (Sweet Pittosporum) trees planted in raised beds at the site frontage of 138 Maroubra Road, Maroubra.



Photo F2: A cluster of non-native ornamental plantings located at the eastern frontage of 138 Maroubra Road, Maroubra. Species include *Dracaena marginata* (Dragon Tree) and *Westringia* sp.



Photo F3: Internal view of the existing commercial building at 138 Maroubra Road, Maroubra.

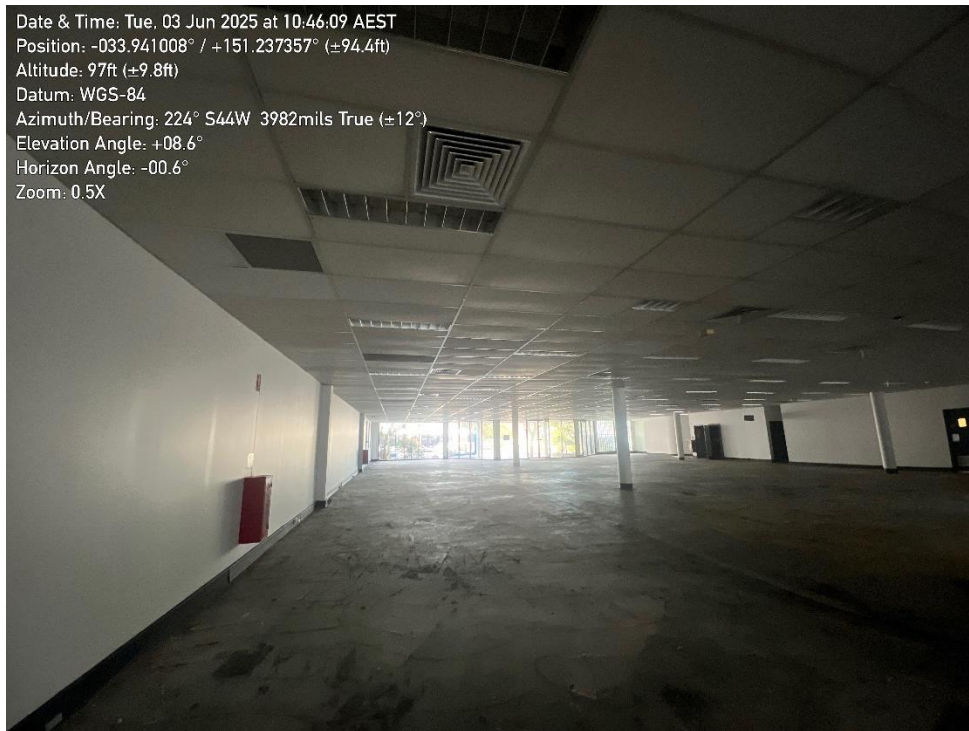


Photo F4: Interior view of the building at 138 Maroubra Road, looking toward the glazed façade and adjoining landscape bed. The sealed ceiling structure and intact windows prevent fauna access.



Photo F5: Ventilation duct photographed in the basement area of the existing building at 138 Maroubra Road, Maroubra. The vent is securely covered with mesh, preventing fauna access and eliminating the potential for microbat roosting within the structure



Photo F6: Another mesh screen which would be preventing bats from entering the building

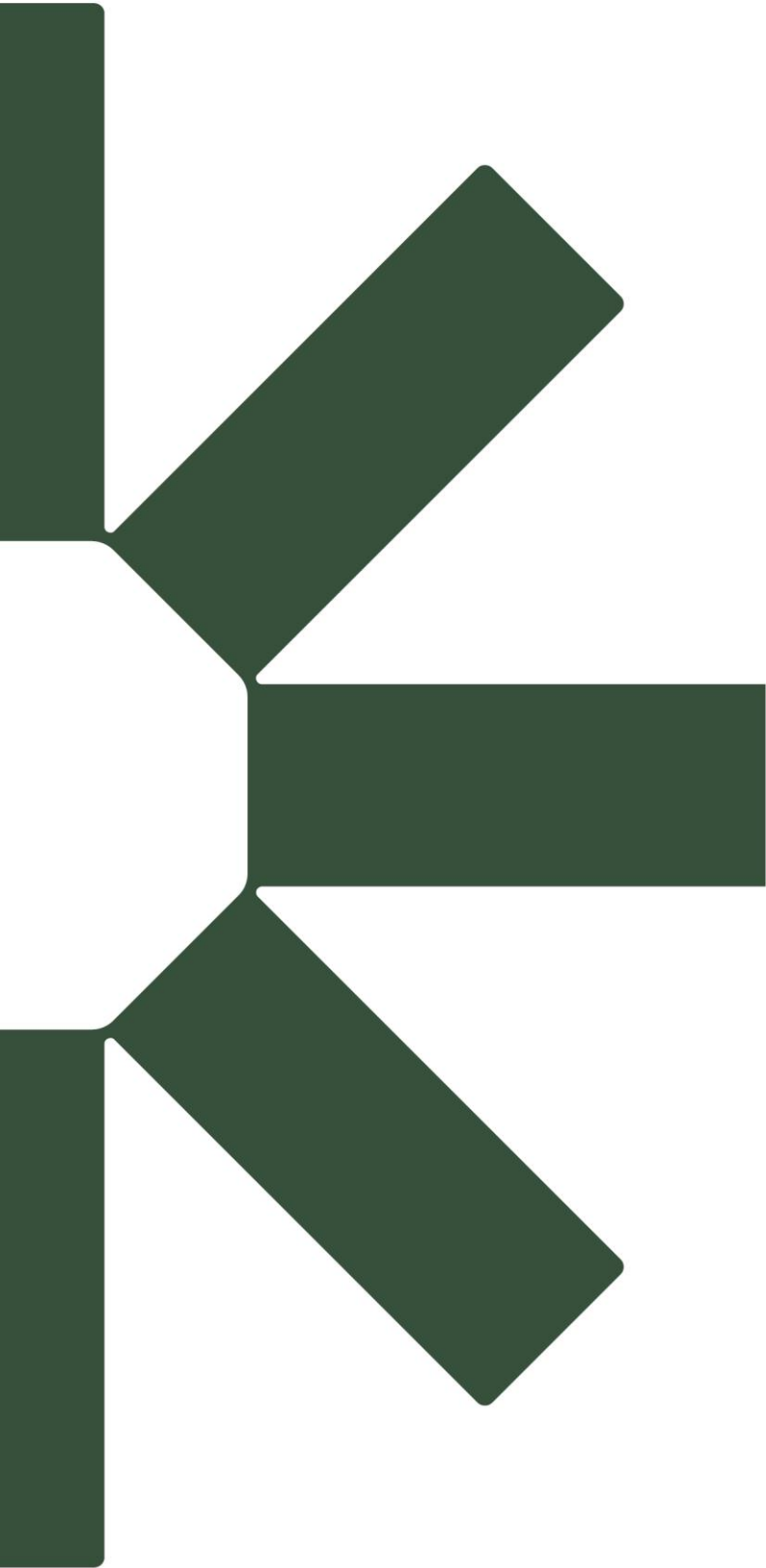


Photo F7: View of the rear tiled courtyard area of the existing building at 138 Maroubra Road, Maroubra. The surface is fully paved and devoid of vegetation or habitat features. The adjacent structure is sealed and provides no potential for fauna habitation.



Photo F8: First-floor balcony and glazed façade along the northern elevation of the existing building at 138 Maroubra Road, Maroubra. The sealed windows, tiled flooring, and absence of cavities or ledges confirm negligible potential for fauna access or roosting, including microbats





Making Sustainability Happen