

BIODIVERSITY DEVELOPMENT ASSESSMENT REPORT WAIVER

23-25 ASHTON AVENUE, THE ENTRANCE, NSW



CLIENT: Anthony Williams, C/O Pacific Link Housing

DATE: 18 March 2026

PREPARED BY: Satem Longchar



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- Department of Climate Change, Energy, the Environment and Water (DCCEEW) for access to the Protected Matters Search Tool of the Australian Government
- NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW), for access to the BioNet Atlas of NSW Wildlife.

de Witt Ecology staff involved in this project were:

- Dr Satem Longchar (Fieldwork, Reporting and GIS)
- Alejandro Barreto (Report Review)

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Glossary

Abbreviation	Meaning
BAM	Biodiversity Assessment Method
BC Act	<i>Biodiversity Conservation Act 2016</i>
BCD	Biodiversity Conservation Division
BDAR	Biodiversity Development Assessment Report
BOS	Biodiversity Offset Scheme
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
GHFF	Grey-headed Flying Fox
HBT	Hollow-bearing tree
LGA	Local Government Area
LoO	Likelihood of Occurrence
SSD	State Significant Development
SSI	State Significant Infrastructure
TECs	Threatened Ecological Communities

1. INTRODUCTION

The *Biodiversity Conservation Act 2016* (BC Act) requires that a State Significant Development (SSD) or State Significant Infrastructure (SSI) application must be accompanied by a Biodiversity Development Assessment Report (BDAR). The exception to this is if the Secretary of the Department of Planning, Industry and Environment (DPIE) and the Chief Executive of the Biodiversity Conservation Division (BCD) determine that the proposed development is not likely to have any significant impact on biodiversity values. This determination is referred to as a BDAR Waiver.

Due to the very limited removal of native vegetation proposed within a mostly cleared exotic vegetation dominated environment on a hardstand site and the fact this proposal is classified as SSD, de Witt Ecology have prepared a BDAR Waiver based on the suitability of this pathway for the project.

The purpose of the BDAR Waiver is to demonstrate that the proposal is unlikely to have any significant impact on biodiversity values within the Study Area.

2. PROPOSAL OVERVIEW

The proposed development is located at 23-25 Ashton Avenue, The Entrance (Figure 1). The site has a total area of 0.23 ha and is zoned E1 – Local centre, which is designated to support a wide range of residential, commercial activities and other uses that complement the site locality as the central location. This development site is located within the Central Coast Council Local Government Area (LGA) and adjoins with land zoned R3 Medium Density Residential.

The development site encompasses 3 Lots- Lot 24, Section 2, DP14230; Lot 36, Section 2, DP14230; and Lot 37, Section 2, DP14230 (Figure 1). The proposed development involves the construction a 7-storey mixed-use building, delivering a total of 50 shop-top housing apartments. The proposal is classified as State Significant Development (SSD).

This Biodiversity Development Assessment Report (BDAR) Waiver identifies the potential biodiversity impacts of the proposal, being the removal of remaining patches of vegetation with potential impacts to native species. Proposed impact areas outlined as the Study Area in Figure 2 (i.e. native / exotic vegetation) are hereafter referred to as the Study Area. This report focusses on assessing potential biodiversity impacts within the Study Area.

For the purposes of this BDAR Waiver, biodiversity is as defined under Section 1.5 of the *Biodiversity Conservation Act 2016* (BC Act), and 'biodiversity values' includes vegetation integrity, habitat suitability and those values prescribed under Section 1.4 of the Biodiversity Conservation Regulation 2017 (BC Regs 2017).

2.1. PROPONENT NAME AND CONTACT DETAILS

- Proponent Name: Pacific Link Housing (PLH),
- Proponent Contact: Anthony Williams/ Williams Planning and Property (WPP) Pty Ltd
- Project Name: 23-25 Ashton Avenue, The Entrance
- SEARs Application Number: SSD-84190958

2.2. APPLICATION PREPARATION

Field investigations, reporting and GIS processing was conducted by Dr Satem Longchar (Ph.D.) and reviewed by Alejandro Barreto (BAAS18057.).

Table 1: Team experience

NAME	BAM ASSESSOR ACCREDITATION No.	POSITION / PROJECT ROLE	TASKS PERFORMED	QUALIFICATIONS	RELEVANT EXPERIENCE
Alejandro Barreto	BAAS18057.	Principal Ecologist	Report Review	Bachelor of Biotechnology (Botany) Diploma in Conservation and Land Management (General Land Management)	15+ years
Dr Satem Longchar	-	Ecologist	Field surveys, GIS and Reporting	Doctor of Philosophy (PhD) M.Sc (Wildlife Science) B.Sc (Zoo Hons)	5+ Years

2.3. SITE DETAILS

The Lot/DP numbers for the Study Area are indicated in Table 2.

Table 2: Lot/DP numbers/ addresses and land zoning for the Study Area

Lot/DP	Land Zoning
Lot 36/ DP 14230	E1- Local Centre
Lot 37/ DP 14230	E1- Local Centre
Lot 24/ DP 14230	E1- Local Centre

The applicable Local Government Area (LGA) is Central Coast Council

2.4. DESCRIPTION OF EXISTING DEVELOPMENT SITE

The Study Area is centrally located in The Entrance, with an area of 0.23 ha on Ashton Avenue. It is zoned E1 – Local Centre, which is designated to support a wide range of residential, commercial activities and other uses suited to its central position. The study area has convenient access to a public school; a preschool and shopping centre located on opposite direction of the study area. The study area is bounded by Ashton Av to the North, Oakland Av to the Northwest, Campell Av to the south and the entrance road to the east.

The site is currently vacant and consist mainly of existing hardstand with scattered patches of exotic vegetation along the boundaries. It is currently being used as a council's car park. The site is not mapped as bushfire-prone or affected by mine subsidence or within heritage conservation area, however a small portion of the site is mapped as flood prone area.

2.5. PROPOSED DEVELOPMENT

The proposal involves the construction of new facilities and infrastructure within the Study Area. This includes:

Ground floor: Commercial space fronting Ashton Avenue, with at-grade carparking, storage, services and landscaped outdoor open space.

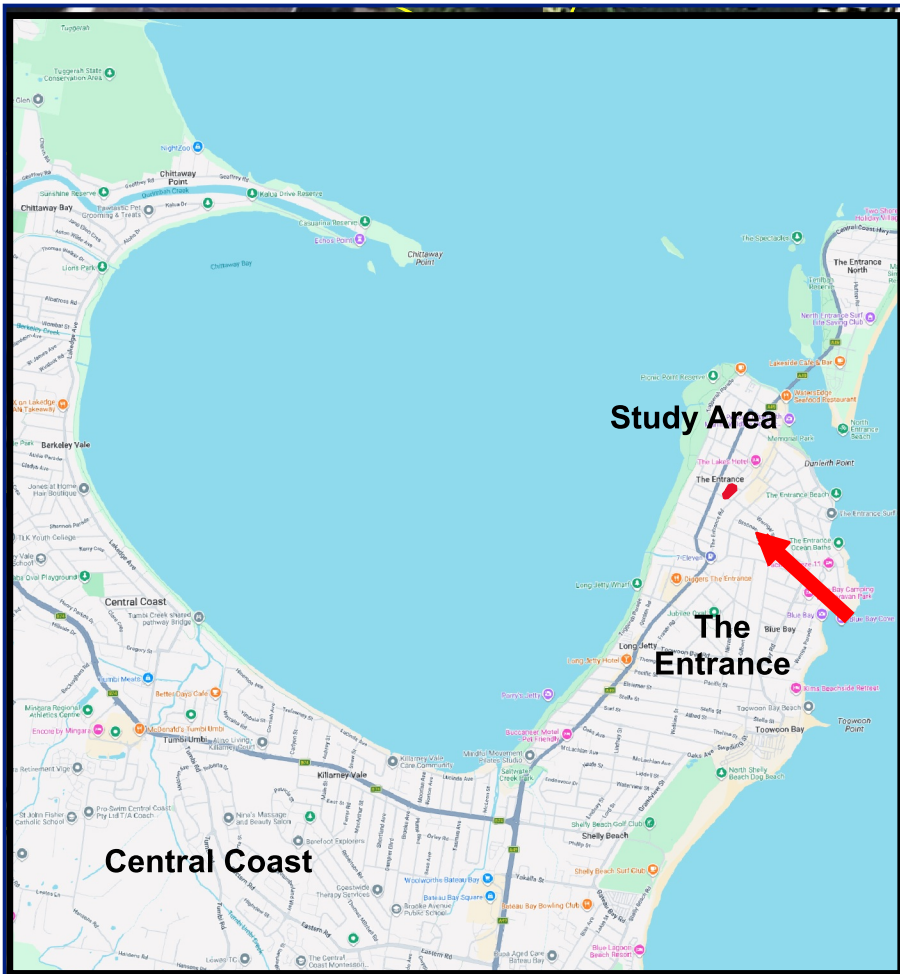
Vehicle access: Entry via Ashton Avenue, exiting the site via Campbell Avenue. Existing vehicular access to 2 adjoining commercial lots will be maintained through the site.

Levels 1-6: 50 apartments, including a portion designated as affordable housing, including

- 30 x 1-bedroom units.
- 20 x 2-bedroom units.

The Architectural Set is presented in Appendix 4.

Construction will include the removal of all vegetation.



Whilst every care is taken to ensure the accuracy of this data de Witt Ecology makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses or damages which might incur as a result of the data being inaccurate or incomplete in any way and for any reason.



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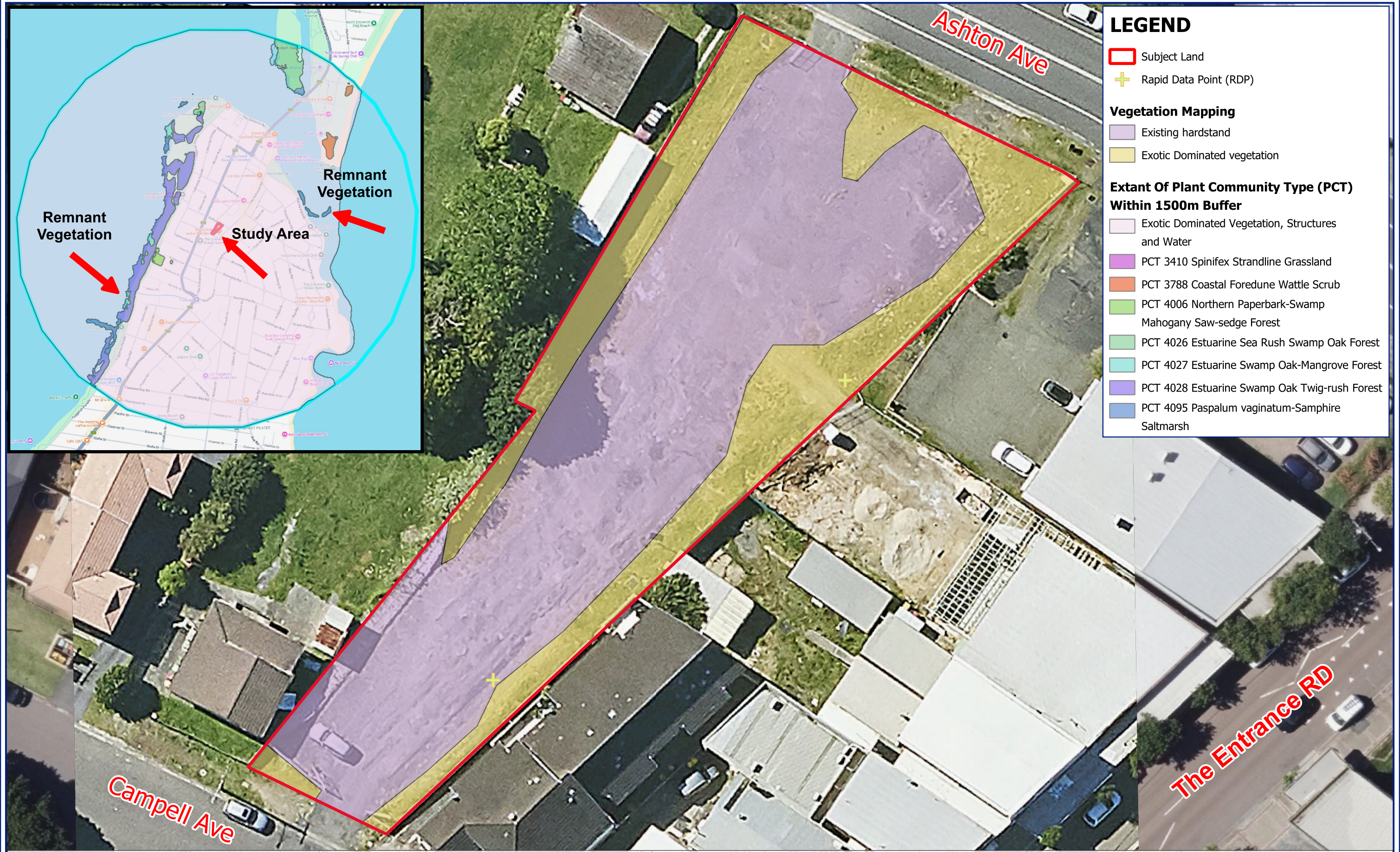
FIGURE 1

SITE LOCALITY



(©Aerometrex 2025; Google 2025; NSW Spatial Services 2025)

JOB ADDRESS: 23-25 ASHTON AVE, THE ENTRANCE			
NEW SOUTH WALES AUSTRALIA			
CLIENT: ANTHONY WILLIAMS			
A3 SCALE: 1:380	DRAWN: SL	JOB REF: EC469	
PLAN DATE: 17/02/2026	CHECKED: AB	ISSUE: 02	



LEGEND

Subject Land

Rapid Data Point (RDP)

Vegetation Mapping

Existing hardstand

Exotic Dominated vegetation

Extant Of Plant Community Type (PCT) Within 1500m Buffer

Exotic Dominated Vegetation, Structures and Water

PCT 3410 Spinifex Strandline Grassland

PCT 3788 Coastal Foredune Wattle Scrub

PCT 4006 Northern Paperbark-Swamp Mahogany Saw-sedge Forest

PCT 4026 Estuarine Sea Rush Swamp Oak Forest

PCT 4027 Estuarine Swamp Oak-Mangrove Forest

PCT 4028 Estuarine Swamp Oak Twig-rush Forest

PCT 4095 Paspalum vaginatum-Samphire Saltmarsh

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FIGURE 2

VEGETATION MAPPING

0102030 m

(©Aerometrex 2025; Google 2025; NSW Spatial Services 2025)

JOB ADDRESS: 23-25 ASHTON AVE, THE ENTRANCE
NEW SOUTH WALES | AUSTRALIA

CLIENT: ANTHONY WILLIAMS

A3 SCALE: 1:360

DRAWN: SL

JOB REF: EC469

PLAN DATE: 20/02/2026

CHECKED: AB

ISSUE: 03



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3. METHODOLOGY

3.1. DESKTOP ASSESSMENT

Initial desktop investigations were conducted using the NSW Wildlife Atlas data search tool and the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) Protected Matters search tool to identify threatened flora, fauna and ecological communities with the potential to occur within a 10 km buffer of the Subject Land.

Aerial imagery data and the concept plans within the study area were reviewed and indicated that the property would be in a highly modified state with changes indicated across the whole property. A preliminary Likelihood of Occurrence (LoO) assessment was considered for all threatened species identified in BioNet and PMST. Species with a 'moderate or greater likelihood of occurring' were further considered, these included species with high frequency of local records in the surrounding area and / or species with suitable habitat. Species that were identified during the site visit are included in Appendix 1 and Appendix 2.

Field survey data, site plan and landscape concept plans were reviewed in combination with aerial imagery to analyse the extent of potential native vegetation cover.

3.2. FIELD SURVEYS

A site inspection was carried out by de Witt Ecologist, Dr Satem Longchar on 10th February 2026 with the purpose of assessing the vegetation and searching for habitat features e.g. nests or burrows. Site inspections also focused on the potential incidence of threatened flora, fauna and/or ecological communities listed under the BC Act and EPBC Act. Opportunistic sightings and secondary indications of fauna were also recorded.

4. RESULTS

4.1. DESKTOP ASSESSMENT

Desktop assessments identified 60 fauna species, and 6 flora species listed as threatened or migratory under the BC Act (BioNet records) as occurring or potentially occurring within the locality. Initial likelihood of occurrence of threatened species identified two species with moderate or greater likelihood of occurrence with the study area.

Despite considerable records for several threatened species in the surrounding area, desktop assessment determined that the study area is highly modified and lacks distinctive habitat features to support them. Therefore, no further assessment under the BC Act (as per Section 7.3 of the BC Act) was required. Species with a moderate or greater likelihood of occurrence, along with justification for excluding these species for further assessment is outlined in Table 3.

Table 3: Threatened species with a moderate or higher likelihood of occurrence

Scientific Name	BC Act	EPBC Act	Justification
<i>Pteropus poliocephalus</i> (Grey-headed Flying-fox)	V	V	The Grey-headed Flying-fox is a canopy-feeding frugivore and nectarivore of rainforests, open forests, woodlands, <i>Melaleuca</i> swamps and <i>Banksia</i> woodlands. Bats commute daily to foraging areas, usually within 15 km of the day roost although some individuals may travel up to 70 km. A total of 124 records occur within the locality, with the closest record approximately 250 m south of the Subject Land. However, site assessment confirmed that the Subject Land occurs within a highly modified landscape lacking key foraging resources such as mature flowering or fruiting trees. The nearest mapped flying fox camp

Scientific Name	BC Act	EPBC Act	Justification
			is approximately 7.8 km south of the study area. Consequently, the site doesn't have any foraging habitat to provide and therefore not constitute important habitat for the species.
<i>Haliaeetus leucogaster</i> (White-bellied Sea Eagle)	V	M	Inhabits coastal and near coastal areas, building large stick nests, and feeding mostly on marine and estuarine fish and aquatic fauna. Although there are 256 records of this species, with the closest sighting records 150 m NE away from the subject land, the area does not provide any habitat or foraging resources.

4.2. FIELD SURVEYS

The site assessment determined the Subject Land is predominantly comprised of exotic vegetation with some native flora species (Figure 2). The vegetation is highly modified and lacks intact remnant communities, as such any use by native fauna is likely restricted to marginal foraging. No significant habitat features such as hollows, sticks and nests were observed within the subject area.

Assessments were also considered for other threatened microbats or other significant fauna but due to the absence of key habitat features, sparse vegetation with mainly exotic species, the site was determined to offer no suitable habitat for threatened microbats or other significant fauna in the area.

5. IMPACTS ON BIODIVERSITY VALUES

Impacts on biodiversity values are addressed in the following section of this Report, as detailed in Table 4 below.

Table 4: Impacts on biodiversity values from the proposed disturbances

Biodiversity Value	Meaning	Relevance	Section addressed
Vegetation abundance	Occurrence and abundance of vegetation at a particular site	N/A	5.1
Vegetation integrity	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	N/A	5.2
Habitat suitability	Degree to which the habitat needs of threatened species are present at a particular site	N/A	5.3
Threatened species abundance	Occurrence and abundance of threatened species or threatened ecological communities, or their habitat, at a particular site	N/A	5.3
Habitat connectivity	Degree to which a particular site connects different areas of habitat of threatened species to facilitate the movement of those species across their range	N/A	5.4
Threatened species movement	Degree to which a particular site contributes to the movement of threatened species to maintain their lifecycle	N/A	5.4
Flight path integrity	Degree to which the flight paths of protected animals over a particular site are free from interference	N/A	5.5
Water sustainability	Degree to which water quality, water bodies and hydrological processes sustain threatened species and threatened ecological communities at a particular site.	N/A	5.6

5.1. OCCURRENCE AND ABUNDANCE OF VEGETATION WITHIN THE STUDY AREA

This section relates to Section 1.4(b) of the BC Regs 2017.

The Subject Land is situated within a highly disturbed and modified landscape, and comprised predominantly of existing hardstand and exotic vegetation, with some occurrences of native species (Figure 2; Appendix 3).

The overstorey within the subject land comprised of a single exotic tree- *Schinus terebinthifolia* (Broad-leaf pepper tree), located along the boundary between Lot 36 and Lot 24 DP14230. There were no mid cover storey vegetation in the subject land. The groundcover layer is largely dominated by exotic grasses and weeds, including high density of *Megathyrsus maximus*, *Cenchrus clandestinus* (Kikuyu Grass), *Paspalum dilatatum* (Paspalum), *Setaria parviflora* (Slender pigeon grass), *Sporobolus africanus* (Parramatta Grass). Exotic forbs include *Verbena bonariensis* (Purpletop), *Ipomoea batatas* (Sweet Potato), *Sida rhombifolia* (Paddy's Lucerne), *Portulaca pilosa* (Akulikuli, Djanggara)

Native flora species recorded within the Study Area include *Cynodon dactylon* (Common Couch), *Panicum effusum* (Hairy Panic) and forbs include *Schenkia australis* (Spike Centaury), and *Commelina cyanea* (Scurvy Weed).

Field surveys did not identify any Threatened Ecological Communities (TECs) within or adjacent to the Subject Land. Overall, the Study Area occurs within a highly fragmented and modified landscape and is subject to substantial anthropogenic disturbance. Vegetation condition is considered poor, and as a result, the likelihood of significant impacts to native flora and fauna arising from the proposal is considered negligible.

Table 5: Classification of vegetation within the Study Area

Exotic Vegetation		
PCT (DPE 2024)	Exotic Vegetation	See plates in Appendix 3
PCT ID	N/A	
Condition	Poor	
Structure	The Study Area lacks developed overstorey and tree canopy. Groundcover is sparsely distributed along the boundaries and is dominated by exotic species with some native species present.	
Over storey	A single exotic species- <i>Schinus terebinthifolia</i> (Broad-leaf pepper tree)	
Mid storey	No Mid storey	
Groundcover	The groundcover mainly dominated by exotic grasses and weeds, including high density of <i>Megathyrsus maximus</i> , <i>Cenchrus clandestinus</i> (Kikuyu Grass), <i>Paspalum dilatatum</i> (Paspalum), <i>Setaria parviflora</i> (Slender pigeon grass), <i>Sporobolus africanus</i> (Parramatta Grass). Exotic forbs include <i>Verbena bonariensis</i> (Purpletop), <i>Ipomoea batatas</i> (Sweet Potato), <i>Sida rhombifolia</i> (Paddy's Lucerne), <i>Portulaca pilosa</i> (Akulikuli, Djanggara). Native flora species include <i>Cynodon dactylon</i> (Common Couch), <i>Panicum effusum</i> (Hairy Panic) and forbs include <i>Schenkia australis</i> (Spike Centaury), and <i>Commelina cyanea</i> (Scurvy Weed).	

5.2. VEGETATION INTEGRITY

This section relates to Section 1.5(2)(a) of the BC Act.

The composition, structure, and function of vegetation within the Subject Land and adjacent areas have been subject to a history of disturbance and urbanisation, greatly altering it from a natural state (Appendix 3).

The Subject Land has been subject to land degradation including, but not limited to:

- Land clearing and fragmentation consistent with high density populated urban centre; and
- Surface water flow obstruction and alteration.

As a result, the vegetation within the Subject Land now exists largely as exotic vegetation lacking any form of a substantial overstorey. Overall, the vegetation integrity is low.

5.3. HABITAT SUITABILITY AND THREATENED SPECIES ABUNDANCE

This section relates to Section 1.5(2)(b) of the BC Act and Section 1.4(a) of the BC Regs respectively.

The field surveys did not detect any threatened flora or fauna within the Subject Land. A habitat assessment of the Subject Land outlined the general absence of suitable vegetation types and structural attributes required to harbour threatened flora and fauna.

There was no suitable habitat characteristics observed to provide suitable habitat for microbats.

Due to the disturbed nature of the Subject Land, the habitat available is considered to offer only low habitat value for flora and fauna.

The Subject Land is void of karsts, cliffs, rocks, and other geological features of significance. As such, there are no anticipated potential impacts on these habitat features.

Prescribed impacts from the proposal are limited to the removal of stagnant pools of water, which are not expected to impact on any threatened species.

Impacts of the proposal will be limited to:

- Clearance of native and non-native vegetation,
- Minor land disturbance during construction; and
- Minor dust emissions during construction.

Project impacts are unlikely to lead to a significant impact on any threatened entity, and therefore entry into the Biodiversity Offsets Scheme (BOS) or a BDAR are not anticipated to be required.

5.4. HABITAT CONNECTIVITY AND THREATENED SPECIES MOVEMENT

This section relates to Section 1.4(c) of the BC Regs.

- The footprint for the proposal lies within a heavily disturbed urban area where much of the surrounding area has been subject to urban land practices.
- Vegetation within the Subject Land is separated from nearby vegetation and ecological communities and offers little habitat connectivity through the landscape. There was a single exotic tree (Broad-leaf pepper tree (*Schinus terebinthifolia*)) on site, and the surrounding vegetation are dominated by exotic species, offering only marginal habitat connectivity to traverse the landscape.

Due to the disturbed nature of the Subject Land, lack of significant connective vegetation through the surrounding landscape, and absences of native trees, the proposal is not considered to contribute to a loss of habitat connectivity of remnant vegetation or communities or fragment the movement of threatened species across their range.

5.5. FAUNA FLIGHT PATH INTEGRITY

This section relates to Section 1.4(e) of the BC Regs 2017.

Protected species flight paths are not likely to be impacted by the proposal. This includes migratory water birds that use the East Asian – Australasian Flyway.

Remnant vegetation, including mature trees occur within the wider region, though is sparse. The proposed vegetation removal will occur within an already fragmented and disturbed area. The proposal is not expected to present a significant barrier to the movement of native fauna or impact potential flight path integrity.

Although impacts upon fauna flight path integrity are not anticipated, the following controls should be implemented:

- Construction works to occur during daylight hours to minimise noise disturbance; and

- Dust suppression and sediment transport should be managed appropriately throughout construction duration.

5.6. WATER SUSTAINABILITY

This section relates to Section 1.4(f) of the BC Regs.

Changes to the movement of natural water will not be altered significantly by the proposal more than what is currently occurring within a disturbed urban setting.

The proposal is not expected to cause significant alteration to existing natural water bodies or hydrological processes that sustain threatened species or TECs.

6. CONCLUSION

The site assessment determined vegetation within the Subject Land was comprised predominantly of exotic vegetation and infrequent native vegetation, with minimal ecological value and absences of native trees. There was no intact remnant native vegetation observed throughout the Study Area. There were no high value habitat features observed within vegetation to be impacted. The site is considered unlikely to provide habitat for threatened flora or fauna.

The Subject Land is currently serving as a car park for the council and is located within a highly disturbed and modified urban environment, with historic vegetation fragmentation. As such, the clearing of the vegetation associated with the proposal construction is not likely to contribute to a loss of habitat connectivity of remnant vegetation or communities or interrupt the movement of threatened species across their range.

The Subject Land is void of karsts, cliffs, rocks and other geological features of significance. As such, there are no anticipated impacts on these potential habitat features.

Based on the works proposed and its classification as SSD, we believe that this BDAR Waiver provides a fit-for-purpose assessment of potential biodiversity impacts and is worthy of favourable consideration.

7. REFERENCES

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Department of Primary Industries. [NSW WeedWise](#). Broad-leaf pepper tree (*Schinus terebinthifolia*).

APPENDICES

APPENDIX 1 – FLORA

Appendix 1.1 Flora species recorded from the Study Area

Below is a list of flora species recorded from the Study Area during the present assessment and a list of threatened fauna species recorded or predicted to occur within 10 kilometres of the Study Area.

Notes to tables:

Status – EPBC Act: CE – Critically Endangered EN – Endangered VU – Vulnerable	Status – BC Act: E1 – endangered species (Part 1, Schedule 1) E2 – endangered population (Part 2, Schedule 1) E4 – presumed extinct (Part 4, Schedule 1) E4A – critically endangered V – vulnerable (Part 1, Schedule 2)
Status – FM Act: C1 – critically endangered E1 – endangered E2 – endangered E4 – presumed extinct V1 – vulnerable	Status – Non-indigenous species * pest species not native to the area

Table: Flora recorded from the Study Area (current assessment)

Family	Scientific Name	Common Name	Native	Exotic	High Threat Weed	NSW Status	Comm. Status
Amaranthaceae	<i>Gomphrena celosioides</i>	Gomphrena Weed		YES		-	-
Anacardiaceae	<i>Schinus terebinthifolius</i>	Broad-leaved Pepper Tree, Brazilian Pepper Tree		YES		-	-
Apiaceae	<i>Hydrocotyle bonariensis</i>			YES		-	-
Asteraceae	<i>Bidens pilosa</i>	Cobbler's Pegs		YES	YES	-	-
Asteraceae	<i>Conyza bonariensis</i>	Flaxleaf Fleabane		YES		-	-
Asteraceae	<i>Aster subulatus</i>	Wild Aster		YES		-	-
Asteraceae	<i>Hypochaeris radicata</i>	Catsear		YES		-	-
Commelinaceae	<i>Commelina cyanea</i>	Scurvy Weed	YES			-	-
Convolvulaceae	<i>Ipomoea batatas</i>	Sweet Potato		YES		-	-
Cyperaceae	<i>Cyperus eragrostis</i>	Umbrella Sedge		YES	YES	-	-
Fabaceae (Faboideae)	<i>Trifolium repens</i>	White Clover		YES		-	-
Gentianaceae	<i>Schenkia australis</i>	Spike Centaury	YES			-	-
Malvaceae	<i>Sida rhombifolia</i>	Paddy's Lucerne		YES		-	-
Plantaginaceae	<i>Plantago lanceolata</i>	Lamb's Tongues		YES		-	-
Poaceae	<i>Eragrostis spp.</i>		YES			-	-
Poaceae	<i>Panicum effusum</i>	Hairy Panic	YES			-	-
Poaceae	<i>Cenchrus clandestinus</i>	Kikuyu Grass		YES	YES	-	-

Family	Scientific Name	Common Name	Native	Exotic	High Threat Weed	NSW Status	Comm. Status
Poaceae	<i>cynodon dactylon</i>	Common Couch	YES			-	-
Poaceae	<i>Megathyrsus maximus</i>			YES	YES	-	-
Poaceae	<i>Paspalum scrobiculatum</i>	Scrobic		YES	YES	-	-
Poaceae	<i>Paspalum urvillei</i>	Vasey Grass		YES	YES	-	-
Poaceae	<i>Paspalum dilatatum</i>	Paspalum		YES	YES	-	-
Poaceae	<i>Phalaris aquatica</i>	Phalaris		YES		-	-
Poaceae	<i>Setaria parviflora</i>	Slender pigeon grass		YES		-	-
Poaceae	<i>Sporobolus africanus</i>	Parramatta Grass		YES		-	-
Portulacaceae	<i>Portulaca pilosa</i>	Akulikuli, Djanggara		YES		-	-
Primulaceae	<i>Lysimachia arvensis</i>	Scarlet Pimpernel		YES		-	-
Verbenaceae	<i>Verbena bonariensis</i>	Purpletop		YES		-	-

APPENDIX 2 – FAUNA

Appendix 2.1 Fauna species recorded from the Study Area

Below is a list of fauna species recorded from the Study Area during the present assessment and a list of threatened fauna species recorded or predicted to occur within 10 kilometres of the Study Area.

Notes to tables:

Status – EPBC Act: CE – Critically Endangered EN – Endangered VU – Vulnerable	Status – BC Act: E1 – endangered species (Part 1, Schedule 1) E2 – endangered population (Part 2, Schedule 1) E4 – presumed extinct (Part 4, Schedule 1) E4A – critically endangered V – vulnerable (Part 1, Schedule 2)
Status – FM Act: C1 – critically endangered E1 – endangered E2 – endangered E4 – presumed extinct V1 – vulnerable	Status – Non-indigenous species * pest species not native to the area

Table: Vertebrate fauna recorded from the Study Area (current assessment)

Scientific name	Common name	Comm. status	NSW status
<i>Gymnorhina tibicen</i>	Australian magpie	-	-

APPENDIX 3 – PLATES



Plate 1: View of the Study Area along with some exotic flora including *Sporobolus africanus*



Plate 2: Example density weeds in the subject site



Plate 3: Vegetation along Northern boundary of the study area



Plate 4: Vegetation along the Northwestern edge boundary



Plate 5: Vegetation along the southern edge boundary



Plate 6: Study area looking towards the Northwestern extend of the Study Area.



Plate 7: Looking toward the North extent of the Study Area.

APPENDIX 4 – ARCHITECTURAL SET



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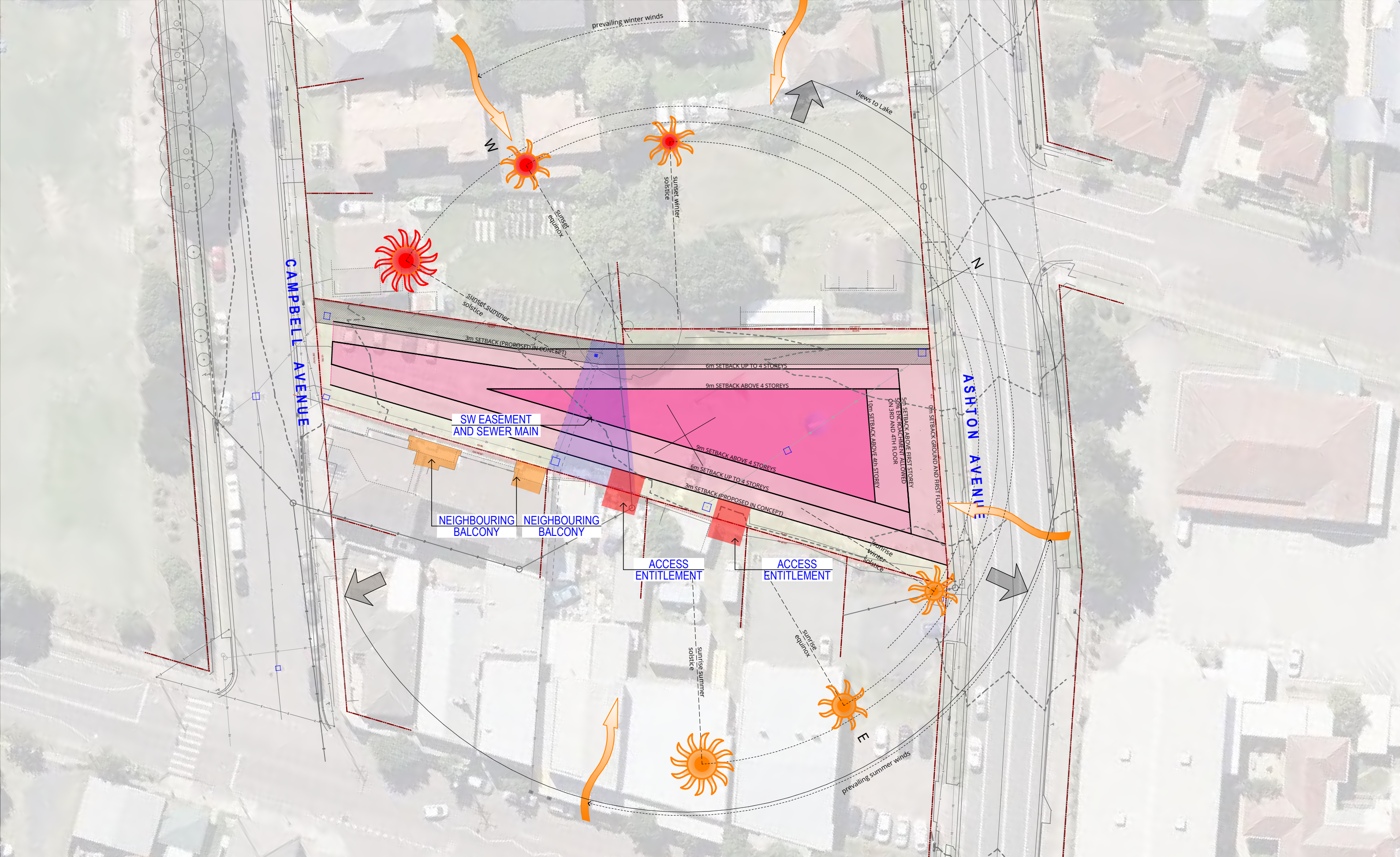
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1:200, 1:500
@A3





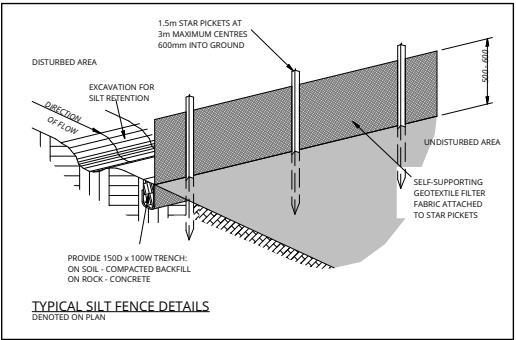
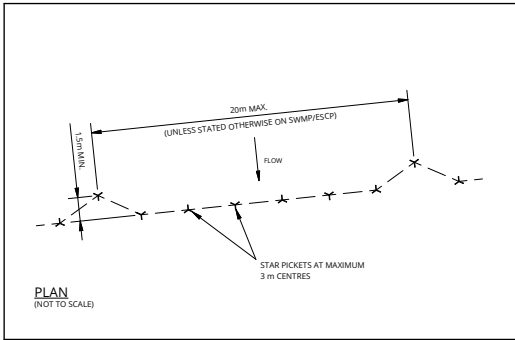
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GRAPHIC LEGEND

LANDSCAPING

SITE PLAN
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SEDIMENT CONTROL PLAN



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SCALE
1:250@A3



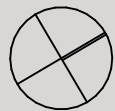
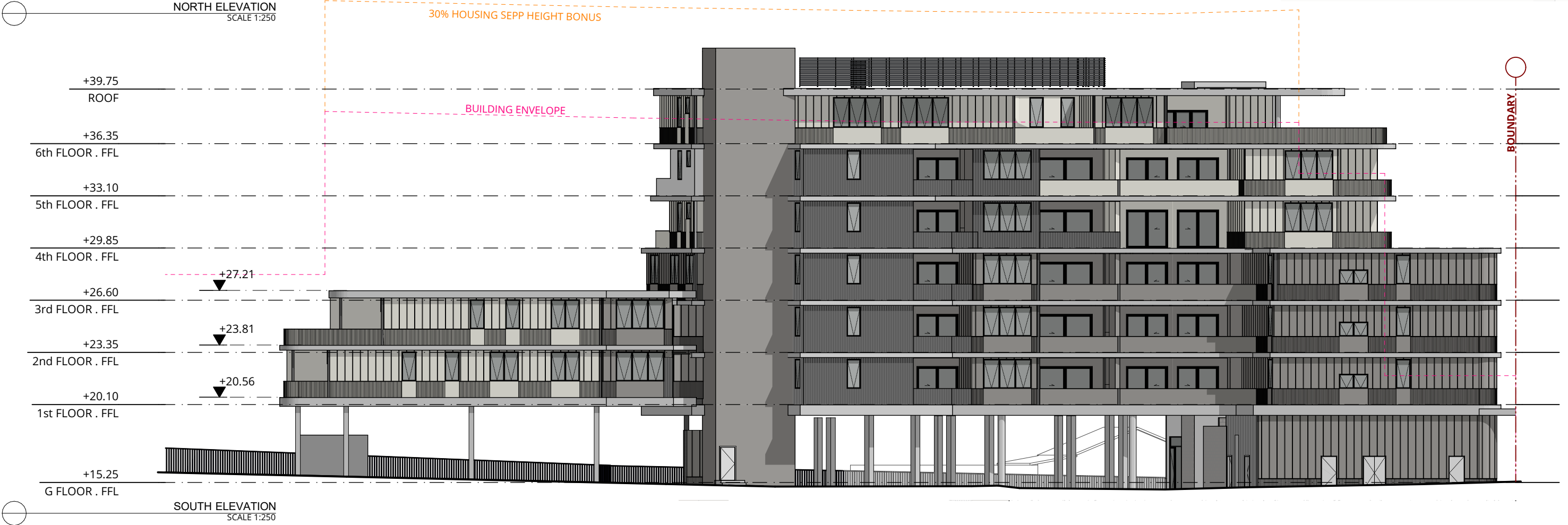
30% HOUSING SEPP HEIGHT BONUS

LEGEND

- LWC1 - LIGHTWEIGHT
CLADDING TYPE 1
- LWC2 - LIGHTWEIGHT
CLADDING TYPE 2
- LWC3 - LIGHTWEIGHT
CLADDING TYPE 3

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DRAWING
ELEVATIONS - SHEET 1

PROJECT NO.
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LOCATION
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NSW

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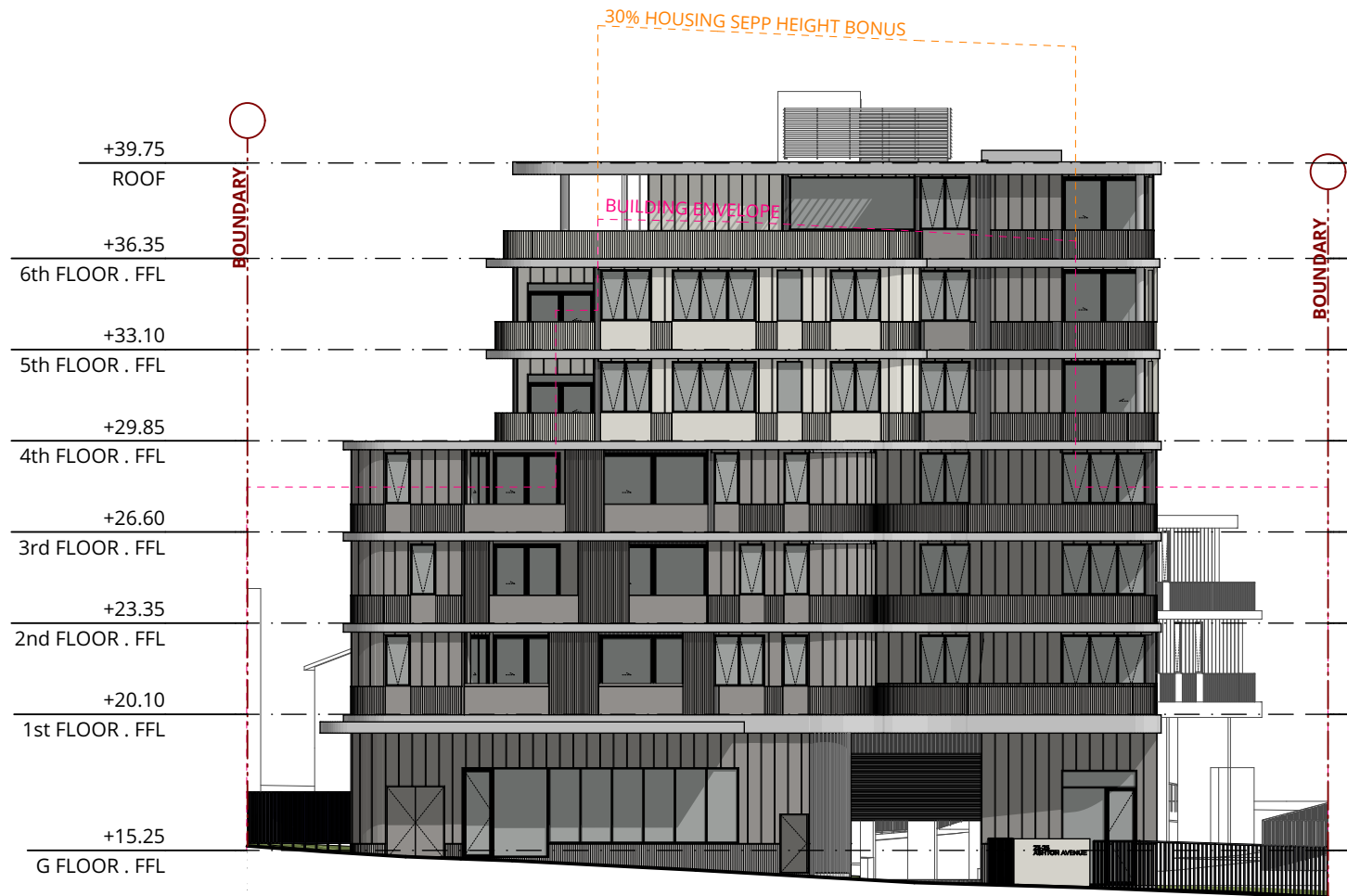


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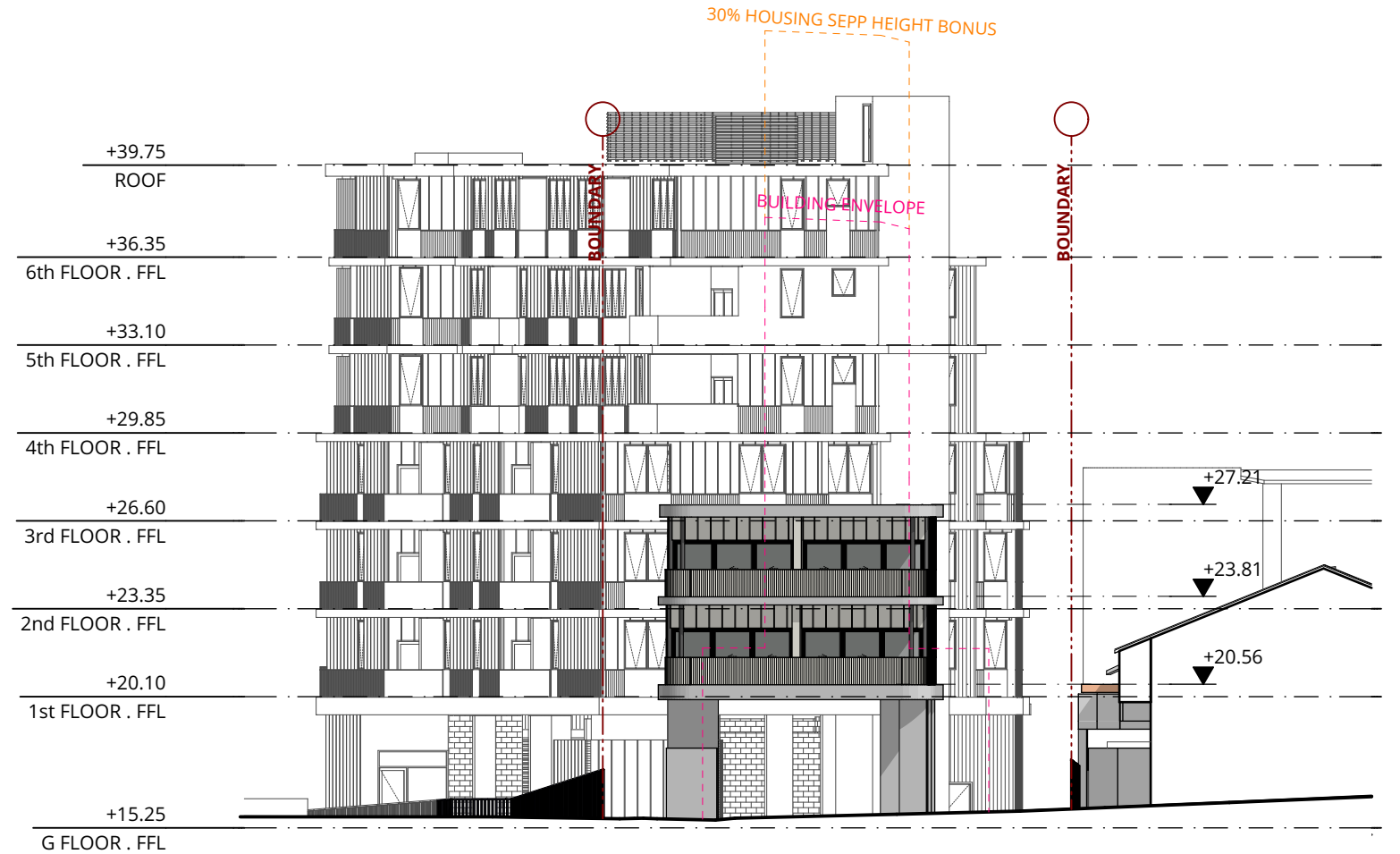
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 - LWC2 - LIGHTWEIGHT CLADDING TYPE 2
 - LWC3 - LIGHTWEIGHT CLADDING TYPE 3

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EAST ELEVATION
SCALE 1:250



WEST ELEVATION
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2024-055

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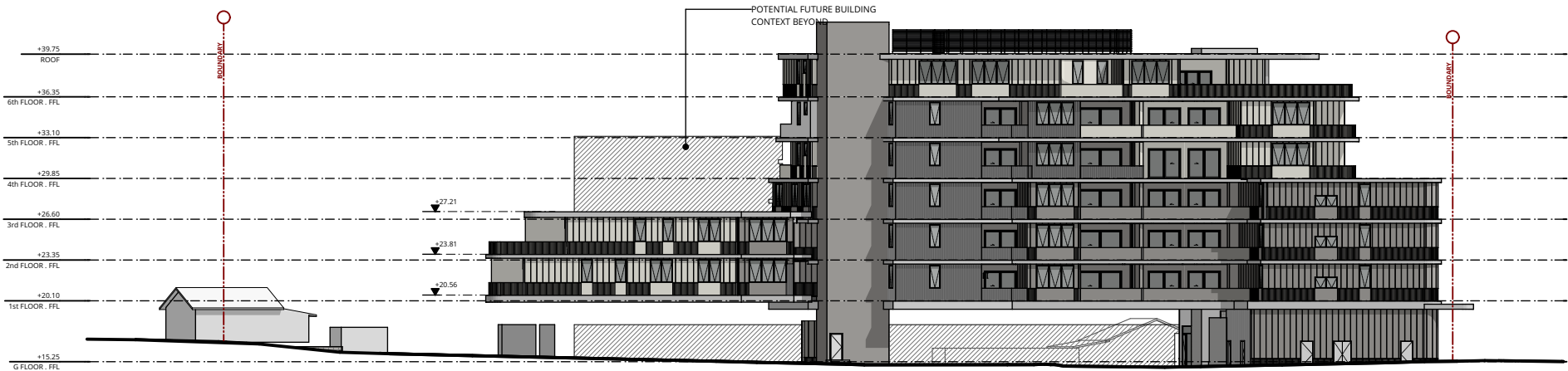


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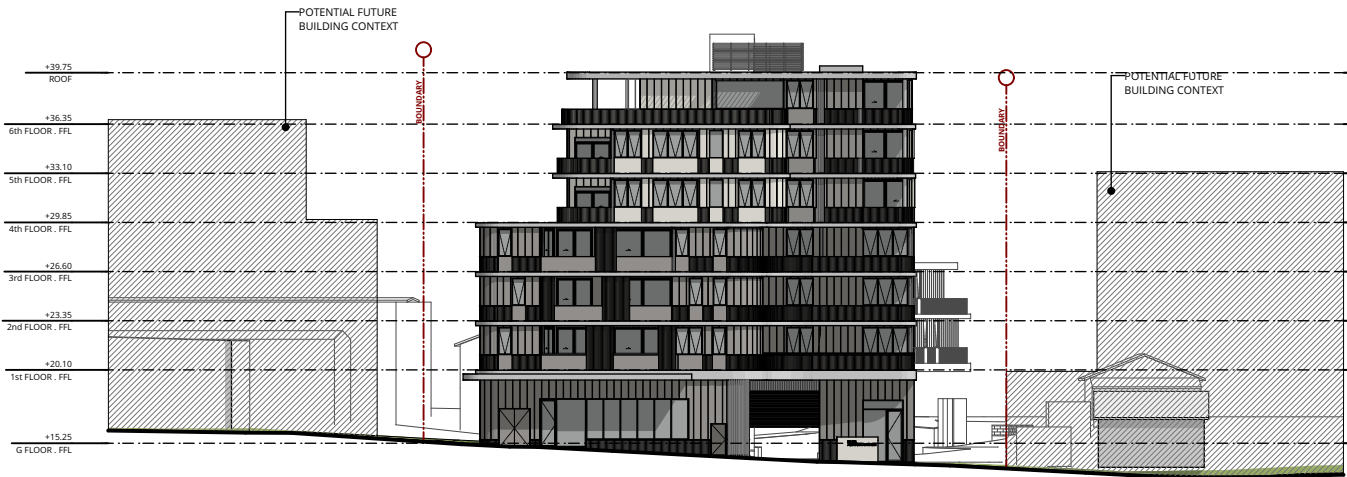
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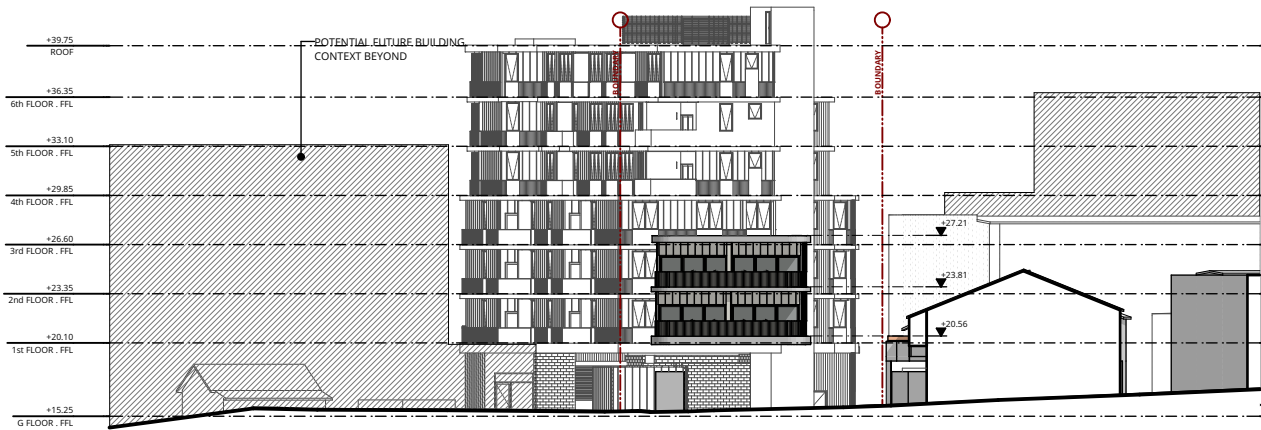
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SCALE 1:500



SOUTH ELEVATION - CONTEXT
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EAST ELEVATION - CONTEXT
SCALE 1:500



WEST ELEVATION - CONTEXT
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ELEVATIONS - SHEET 3

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