

19<sup>th</sup> September 2025

**Re: Request for a Biodiversity Development Assessment Report (BDAR) Waiver for the proposed Shop Top Housing 72-88 Water Street Strathfield South.**

**Introduction**

This BDAR Waiver Request has been prepared for Architectus Australia Pty Ltd to accompany a State Significant Development Application (SSDA) (SSD-85617958) for the proposed shop top housing development at 72-88 Water Street Strathfield South ('the Subject Property'). The relevant proponent details for the purposes of this application are as follows:

- Proponent Name: Architectus Australia Pty Ltd
- Representative and role: Connie Argyrou (Principal Architect)
- Contact Number: 0409498420
- Email: [connie.argyrou@architectus.com.au](mailto:connie.argyrou@architectus.com.au)
- Project ID: Shop Top Housing 72-88 Water St Strathfield South (SSD-85617958).

This BDAR Waiver Request has been prepared in response to the requirements contained within the Planning Secretary's Environmental Assessment Requirements (SEARs) for SSD-85617958 and directly responds to the relevant SEAR(s) outlined in **Table 1**.

**Table 1. SEARs Compliance Table**

| SEARs Item                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Report Section / Response                                                                                                                                                                                                |
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| <ul style="list-style-type: none"> <li>▪ Unless a waiver has been granted, provide a Biodiversity Development Assessment Report (BDAR) that assesses any biodiversity impacts associated with the development in accordance with the <i>Biodiversity Conservation Act 2016</i> and the <i>Biodiversity Assessment Method 2020</i>.</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>▪ 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.</li> </ul> | <p>The proposed development is not expected to impact on biodiversity hence why a BDAR Waiver is being sought through the preparation of this report.</p> <p>The Subject Land is also not located on certified land.</p> |

**Site Description**

The Subject Property is identified as 72-88 Water St, Strathfield South (**Figure 1**). It is located within the Strathfield Local Government Area (LGA) and comprises of nine (9) lots with an area of approximately 0.51ha.

The existing structures on the site include nine (9) standalone residential dwelling, associated sheds and carports. The Subject Property also contains hardstand areas utilised for parking and driveways. The Subject Property is described in **Table 2** below and illustrated in **Figure 1**.

**Table 2. Subject Property Description**

| Ref. | Legal description | Address                            |
|------|-------------------|------------------------------------|
| 1    | Lot Z/DP402256    | 72 Water Street, South Strathfield |
| 2    | Lot A/DP319354    | 74 Water Street, South Strathfield |
| 3    | Lot S/DP394194    | 76 Water Street, South Strathfield |
| 4    | Lot C/DP319354    | 78 Water Street, South Strathfield |
| 5    | Lot 6/DP253882    | 80 Water Street, South Strathfield |
| 6    | Lot 5/DP253882    | 82 Water Street, South Strathfield |
| 7    | Lot 4/DP253882    | 84 Water Street, South Strathfield |
| 8    | Lot 3/DP253882    | 86 Water Street, South Strathfield |
| 9    | Lot 2/DP253882    | 88 Water Street, South Strathfield |

### Planning Approval Strategy

Section 7.9(2) of the NSW Biodiversity Conservation Act 2016 (BC Act) stipulates the following in regard to any development that qualifies as a State Significant Development:

- “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”.

### Project Description

The SSDA seeks development consent for the following:

- The proposed development includes a mixed-use shop top housing scheme including a full-line supermarket at the ground floor and residential units above. In summary, the proposed development includes:
  - Demolition of existing structures;
  - Construction of a shop top housing building between four (4) and eight (8) stories, comprising approximately 130 residential apartments, including a minimum 10% affordable housing;
  - Provision for approximately 3,500m<sup>2</sup> retail Gross Floor Area (GFA) at lower levels, including a supermarket and specialty shops;
  - Five (5) levels of basement parking (servicing residential, visitor and retail uses);
  - Removal of trees;
  - Extensive new landscaping across the site;
  - Public domain works, including embellishment of the interface to the existing pedestrian laneway to the northern boundary of the site; and
  - Associated utility and stormwater connections.

All works associated with the proposed SSDA will hereafter be referred to as the “Subject Land” (**Figure 1**).

## Secretary's Environmental Assessment Requirements

This BDAR Waiver has been prepared to be submitted prior to the SSD Application to demonstrate that the proposed development is not likely to have any significant impacts on biodiversity values. As such it addresses the specific project requirements provided in the Secretary's Environmental Assessment Requirements (SEARs) issued by the NSW Department of Planning, Housing and Infrastructure (DPHI) on the 2<sup>nd</sup> July 2025 (SSD-85617958).

### Biodiversity

The Subject Land occupies the entirety of the Subject Property (**Figure 1**), and currently contains nine (9) standalone residential dwelling, associated sheds, carports, urban exotic and native gardens, disturbed vegetation, and street trees typical of an urban city environment. Due to the Subject Land being comprised of nine (9) residential lots, the vegetation was dominated by common urban landscaping and planted species. Due to the urban nature of the Subject Land, a wide variety of species are present; however, these species are predominately exotic in nature with few native individuals sporadically present. The vegetation within the Subject Land is described in **Table 3** and displayed in **Figure 2**.

### Impacts on biodiversity values

The relevance and potential impacts to biodiversity values, as defined in the BC Act and the *Biodiversity Conservation Regulation 2017* (BC Regulation) is discussed in **Table 5**. **Table 5** has been completed by Narla's Ecologist Philip Maxwell, who has a Bachelor of Science in Environmental Sciences from University of Technology Sydney (**Appendix F**) and reviewed by Narla's Principal Ecologist, Chris Moore, who has a Bachelor of Biodiversity and Conservation from Macquarie University and is Accredited Biodiversity Assessor under the BAM (BAAS21009; **Appendix F**).

Where a biodiversity value is relevant, an explanation of how impacts have been avoided and the likelihood and extent of any remaining impacts of the proposed development (including impacts prescribed under regulation 6.1 of the BC Regulation) have been assessed. A list of vegetation identified within the Subject Land is detailed in **Appendix C**, and general photos of vegetation within the Subject Land are presented in **Appendix D**.

### Targeted Microbat Survey

Owing to the presence of man-made structures within the Subject Land that will require removal to facilitate the proposed works, a targeted survey for threatened microchiropteran bat species with potential to utilise such habitat was conducted.

Seven (7) threatened microchiropteran bat species, which are known to inhabit buildings, occur within the locality of the Subject Land (NDCCEW 2025):

- *Miniopterus orianae oceanensis* (Large Bent-winged Bat);
- *Miniopterus australis* (Little Bent-winged Bat);
- *Micronomus norfolkensis* (Eastern Coastal Free-tailed Bat);
- *Saccolaimus flaviventris* (Yellow-bellied Sheath-tail Bat);
- *Falsistrellus tasmaniensis* (Eastern False Pipistrelle);
- *Scoteanax rueppellii* (Greater Broad-nosed Bat); and
- *Myotis macropus* (Southern Myotis).

Surveys were conducted during daylight hours, on the 4<sup>th</sup> of September 2025 by experienced Narla Ecologists Philip Maxwell, Sjaak Verstappen and Thomas Heffron. During the assessments the Ecologists conducted a walkthrough of both the inside (including inspections of roof space) and outside of all structure proposed for removal. The ecologists focussed searches on potential entry and exit points as well as cracks, crevices and holes that could be utilised for roosting (**Appendix E**). Each area of potential habitat was examined using a torch or endoscope, and a EchoMeter Touch 2 Pro to record any potential individuals for analysis.

No microchiropteran bats were observed within or surrounding the structures during the site assessment. Furthermore, no signs of recent occupation by microchiropteran bats (i.e. scats) were observed within the structures during the site

assessment. These results suggest the man-made structures within the Subject Land have not been utilised as a roost site.

## **Conclusion**

It is not expected that the proposed development will impact upon biodiversity values, therefore this letter should be submitted in support of the application for a BDAR Waiver.

Philip Maxwell – Project Manager / Ecologist  
Bachelor of Science in Environmental Sciences  
Narla Environmental Pty Ltd



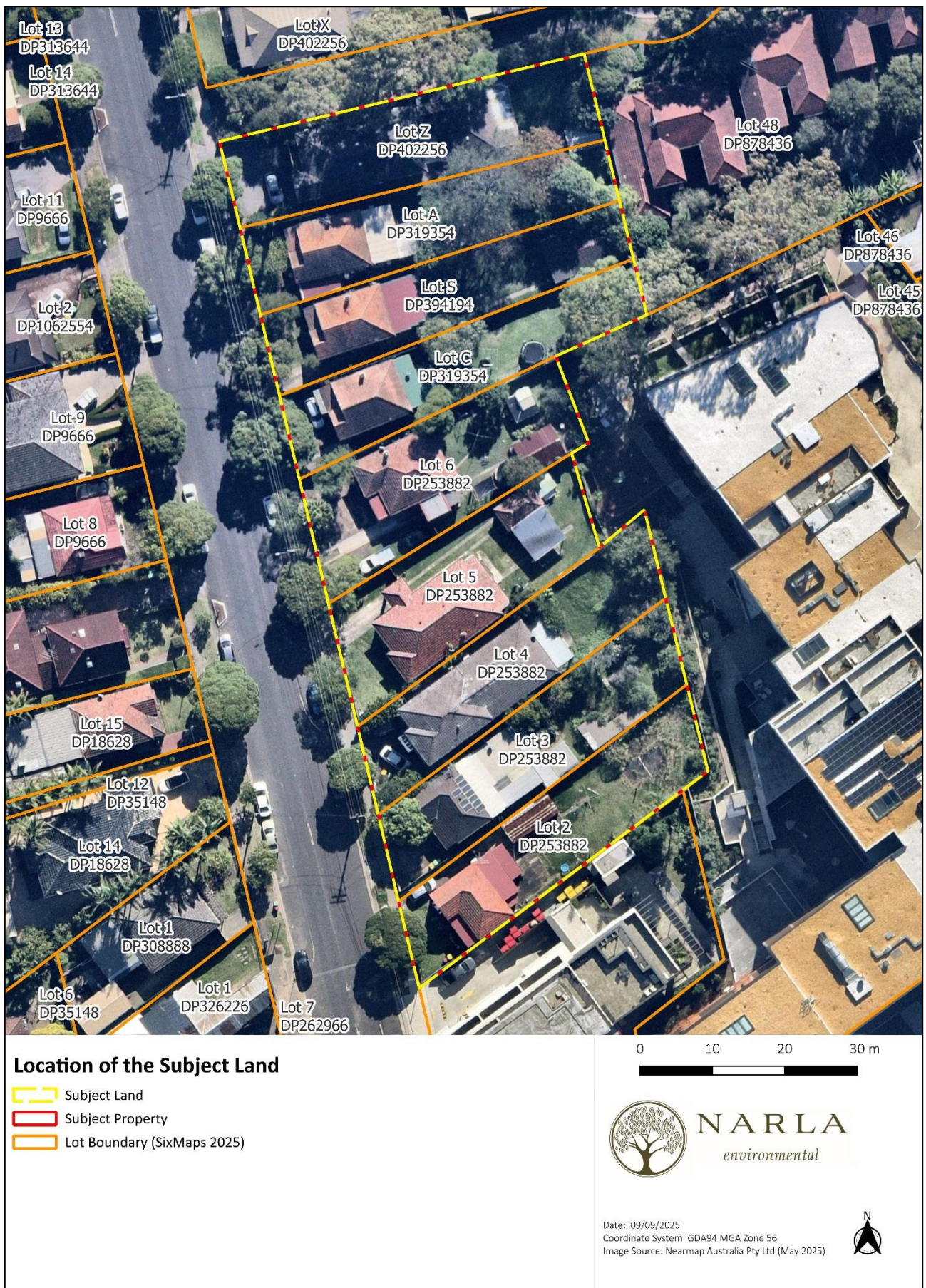


Figure 1. Location of the Subject Land within the Subject Property.



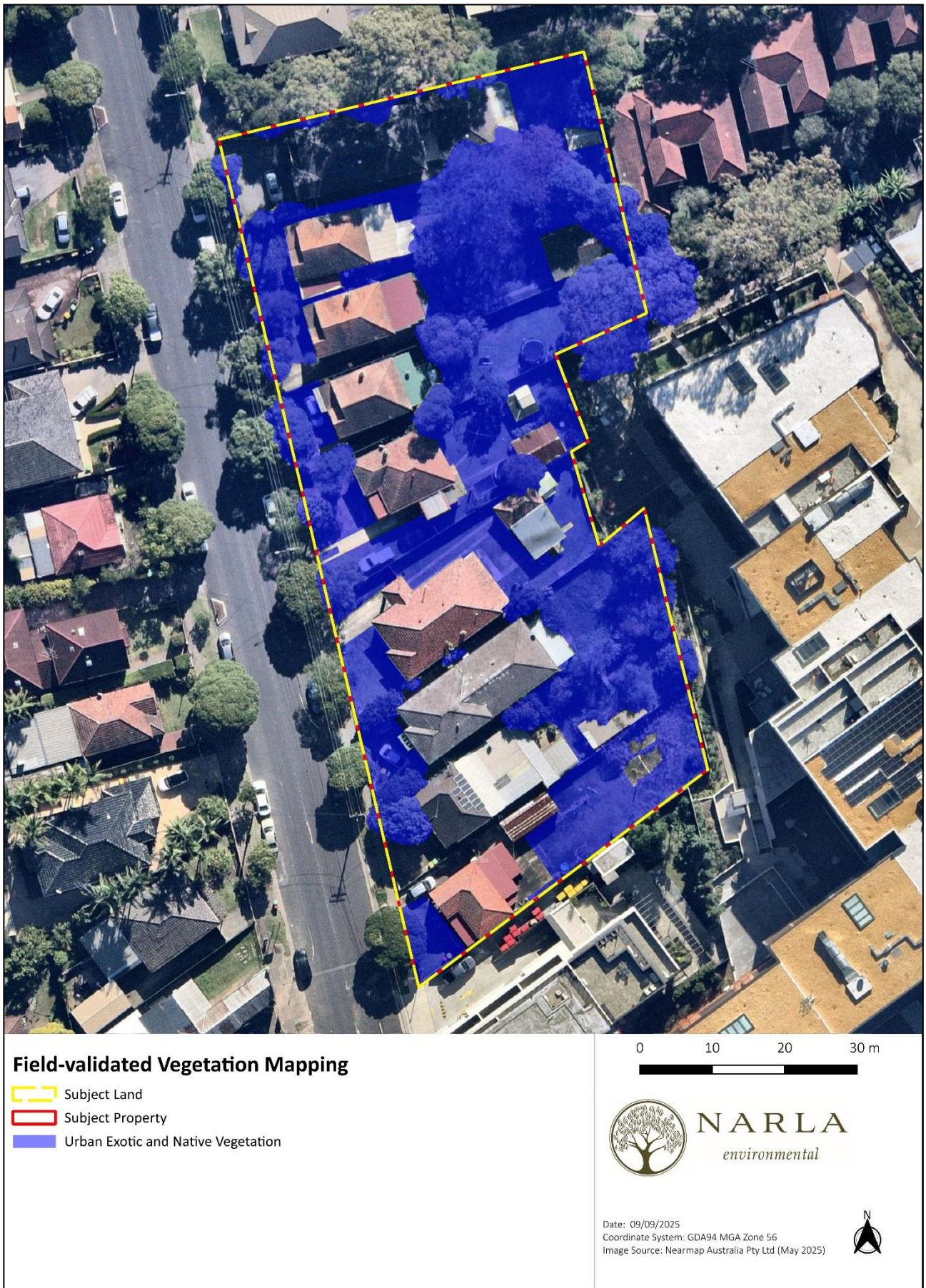


Figure 2. Field-validated Vegetation Community identified within the Subject Land.



Table 3. Urban Exotic and Native Vegetation within the Subject Land.

| Urban Exotic and Native Vegetation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |
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| Extent within the Subject Land (approx.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.32ha |
| Description of the Vegetation within the Subject Land                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        |
| <p>The vegetation within the Subject Land consisted of commonly landscaped species within garden beds typical of an urban environment, as well as areas of disturbed exotic vegetation and roadside street trees.</p> <p>Non-locally native species included those such as <i>Melaleuca viminalis</i> and <i>Grevillea rosmarinifolia</i> with other commonly landscaped natives including <i>Tristaniopsis laurina</i> and <i>Syzygium paniculatum</i>, which were growing along the fence line of managed urban backyards. Roadside street trees along the eastern and northern extent included <i>Lophostemon confertus</i>, <i>Tristaniopsis laurina</i>, and <i>Melaleuca viminalis</i>.</p> <p>All natives were interspersed amongst a wide variety of common exotic garden plants and weeds including species such <i>Phoenix canariensis</i>, <i>Pinus radiata</i>, <i>Syagrus romanzoffiana</i>, <i>Cinnamomum camphora</i>, <i>Plumeria rubra</i>, <i>Ligustrum lucidum</i>, <i>L. sinense</i>, <i>Jacaranda mimosifolia</i>, <i>Ulmus parvifolia</i>, <i>Citrus × limon</i>, <i>Mangifera indica</i>, <i>Camellia sasanqua</i>, <i>Clivia miniata</i>, <i>Hydrangea macrophylla</i>, <i>Monstera deliciosa</i>, <i>Murraya paniculata</i>, <i>Thaumatococcus danianus</i>, <i>Crassula ovata</i>, <i>Cestrum parqui</i>, <i>Lantana camara</i>, <i>Olea europaea</i>, and <i>Opuntia ficus-indica</i>.</p> <p>The ground layer was dominated by typical lawn vegetation including exotics such as <i>Stenotaphrum secundatum</i>, <i>Ehrharta erecta</i>, <i>Cenchrus clandestinus</i>, <i>Dietes grandiflora</i>, <i>Senecio madagascariensis</i>, <i>Agapanthus praecox</i>, <i>Brassica rapa</i>, <i>Capsella bursa-pastoris</i>, <i>Cerastium glomeratum</i>, <i>Cirsium vulgare</i>, <i>Ipomoea indica</i>, <i>Hypochaeris radicata</i>, <i>Fumaria muralis</i>, <i>Lysimachia arvensis</i>, <i>Malva parviflora</i>, <i>Medicago polymorpha</i>, <i>Parietaria judaica</i>, <i>Oxalis latifolia</i>, <i>Poa annua</i>, <i>Rosa sp.</i>, <i>Rumex acetosella</i>, <i>Setaria palmifolia</i>, <i>Sonchus oleraceus</i>, <i>Stellaria media</i>, <i>Tradescantia fluminensis</i>, <i>Trifolium repens</i>, <i>Vicia sativa</i> and <i>Viola arvensis</i>. Sporadic common natives were present in very small quantities including species such as <i>Christella dentata</i> and <i>Oplismenus aemulus</i>.</p> |        |

**Urban Exotic and Native Vegetation**

|                                               |                                                                                                                                                                                                                   |
|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Justification of Vegetation Assignment</b> | This assemblage of species within the landscape of the Subject Land does not conform to any locally occurring Plant Community Type (PCT) and has therefore been classified as Urban Exotic and Native Vegetation. |
| <b>TEC Status</b>                             | Not Listed.                                                                                                                                                                                                       |

**Table 4. BDAR Waiver request information requirements.**

|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Admin</b>                          | <p><b>Proponent Name:</b> Architectus Australia Pty Ltd</p> <p><b>Representative and role:</b> Connie Argyrou (Principal Architect)</p> <p><b>Contact Number:</b> 0409498420</p> <p><b>Email:</b> connie.argyrou@architectus.com.au</p> <p><b>Project ID:</b> Shop Top Housing 72-88 Water St Strathfield South (SSD-85617958).</p> <p><b>Name and Ecological Qualifications of Person Completing Table 5:</b><br/>Philip Maxwell – Bachelor of Science in Environmental Sciences from University of Technology Sydney.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Site Details</b>                   | <p>The Subject Property is identified as 72-88 Water St, Strathfield South (<b>Figure 1</b>). It is located within the Strathfield Local Government Area (LGA) and comprises of nine (9) lots with an area of approximately 0.51ha.</p> <p>The existing structures on the site include nine (9) standalone residential dwelling, associated sheds and carports. The Subject Property also contains hardstand areas utilised for parking and driveways.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Proposed Development</b>           | <p>The proposed development includes a mixed-use shop top housing scheme including a full-line supermarket at the ground floor and residential units above. In summary, the proposed development includes:</p> <ul style="list-style-type: none"> <li>▪ Demolition of existing structures;</li> <li>▪ Construction of a shop top housing building between four (4) and eight (8) stories, comprising approximately 130 residential apartments, including a minimum 10% affordable housing;</li> <li>▪ Provision for approximately 3,500m<sup>2</sup> retail Gross Floor Area (GFA) at lower levels, including a supermarket and specialty shops;</li> <li>▪ Five (5) levels of basement parking (servicing residential, visitor and retail uses);</li> <li>▪ Removal of trees;</li> <li>▪ Extensive new landscaping across the site;</li> <li>▪ Public domain works, including embellishment of the interface to the existing pedestrian laneway to the northern boundary of the site; and</li> <li>▪ Associated utility and stormwater connections.</li> </ul> |
| <b>Impacts on Biodiversity Values</b> | <p><b>Table 5</b> below has been completed detailing the impacts on Biodiversity Values.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

Table 5. Impacts of the proposed development on biodiversity values.

| Biodiversity Value                                            | Meaning                                                                                                                                                             | Relevant? | Values within the Subject Land and Potential Impacts associated with the development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Vegetation abundance –<br><i>BC Regulation Section 1.4(b)</i> | Occurrence and abundance of vegetation at a particular site                                                                                                         | Yes       | The proposed development does not impact upon any locally occurring vegetation community, only requiring the removal of areas containing Urban Exotic and Native Vegetation, located in manicured gardens, disturbed vegetation and street trees. The vegetation could not be assigned a native PCT due to distribution, geology or landscape position of the Subject Land as well as the exotic dominated and non-locally occurring nature of the majority of the planted vegetation present. Such landscaped vegetation is common in the locality in the form of urban gardens, street trees and lawns. It is unlikely that the removal of such vegetation would significantly impact on biodiversity values.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Vegetation integrity –<br><i>BC Act Section 1.5(2)(a)</i>     | 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       | The vegetation within the Subject Land does not conform to a native plant community as it best reflects Urban Exotic and Native Vegetation, located in manicured gardens, disturbed vegetation and street trees as demonstrated in <b>Appendix D</b> . The vegetation could not be assigned a native PCT due to distribution, geology or landscape position of the Subject Land as well as the exotic dominated and non-locally occurring nature of the majority of the planted vegetation present, highlighting the landscape's alteration from its natural state. As such, the vegetation does not have an integrity score.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Habitat suitability –<br><i>BC Act Section 1.5(2)(b)</i>      | Degree to which the habitat needs of threatened species are present at a particular site                                                                            | Yes       | <p>The vegetation in the Subject Land may periodically provide potential foraging habitat for threatened species such as <i>Pteropus poliocephalus</i> (Grey-headed Flying-fox), which is known to forage on cultivated gardens and fruiting trees. However, given the urban nature of the Subject Land and its disturbed nature, it unlikely to be significant foraging habitat for any threatened species that may utilise it. Should any species forage on this habitat extensive areas of the same quality of habitat will continue to exist in areas adjacent to the Subject Land in the form of local parkland and nearby residential lots.</p> <p>Human-made structures, which may provide habitat for threatened species such as microbats, will be demolished as part of the proposed works. Targeted surveys of areas within these structures such as roof spaces, holes, cracks and cavities, that were considered to provide potential habitat were conducted by Narla Ecologists in September 2025 and no individuals were identified. Details of the survey conducted are provided above.</p> <p>To further mitigate potential impacts a pre-clearance survey is to be conducted for microbats</p> |



| Biodiversity Value                                                 | Meaning                                                                                                                     | Relevant? | Values within the Subject Land and Potential Impacts associated with the development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|                                                                    |                                                                                                                             |           | <p>in the buildings prior to removal, in case any individuals have entered the structures in the time between the survey and removal. If any individuals are found to be present, they are to be captured the morning of deconstruction works and released at night time into nearby bushland following works.</p> <p>No impacts to karst, caves, rocks, crevices, cliffs and other geological features of significance are anticipated as none were present within the Subject Land and no impacts are expected. The impacts to exotic species are not considered to sustain any threatened species beyond providing sporadic foraging habitat.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Threatened species abundance – <i>BC Regulation Section 1.4(a)</i> | Occurrence and abundance of threatened species or threatened ecological communities, or their habitat, at a particular site | Yes       | <p>A threatened flora and habitat survey was undertaken in accordance with <i>Surveying threatened plants and their habitats</i> (DPIE 2020) and one (1) threatened species, one (1) planted <i>Syzygium paniculatum</i> individual, was identified within the Subject Land. This species, while threatened, is widely cultivated and commonly planted within landscaped urban gardens. No threatened ecological communities were identified with the Subject Land.</p> <p>The vegetation in the Subject Land may periodically provide potential foraging habitat for threatened species such as <i>Pteropus poliocephalus</i> (Grey-headed Flying-fox), which is known to forage on cultivated gardens and fruiting trees. However, given the urban nature of the Subject Land and its disturbed nature, it unlikely to be significant foraging habitat for any threatened species that may utilise it. Should any species forage on this habitat extensive areas of the same quality of habitat will continue to exist in areas adjacent to the Subject Land in the form of local parkland and nearby residential lots.</p> <p>Human-made structures, which may provide habitat for threatened species such as microbats, will be demolished as part of the proposed works. Targeted surveys of areas within these dwellings such as roof spaces, holes, cracks and cavities, that were considered to provide potential habitat were conducted by Narla Ecologists in September 2025 and no individuals were identified. Details of the survey conducted are provided above.</p> <p>To further mitigate potential impacts a pre-clearance survey is to be conducted for microbats in the buildings prior to removal, in case any individuals have entered the buildings in the time between the survey and removal. If any individuals</p> |

| Biodiversity Value                                                | Meaning                                                                                                                                                    | Relevant? | Values within the Subject Land and Potential Impacts associated with the development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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|                                                                   |                                                                                                                                                            |           | <p>are found to be present, they are to be captured the morning of deconstruction works and released at night time into nearby bushland following works.</p> <p>No impacts to karst, caves, rocks, crevices, cliffs and other geological features of significance are anticipated as none were present within the Subject Land and no impacts are expected. The impacts to exotic species are not considered to sustain any threatened species beyond providing sporadic foraging habitat.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Habitat connectivity – <i>BC Regulation Section 1.4(c)</i>        | Degree to which a particular site connects different areas of habitat of threatened species to facilitate the movement of those species across their range | Yes       | <p>The Subject Land is located within a highly urbanised and altered landscape, that would likely only provide habitat for highly mobile species such as avian species or Grey-headed Flying Fox. In its current state the Subject Land does not share vegetated connectivity with anywhere in the broader landscape owing to it being boarded by roads and urban developments, with developments similar to the proposed SSD present adjacent to the Subject Land. The same quality of connectivity is expected to continue post works.</p> <p>The removal and refurbishment of human made structures will also not impact habitat connectivity. Human made structures are only utilised by highly mobile threatened species that are able to traverse large areas and landscapes. The removal and alteration of select structures from within an urbanised environment would result in a negligible impact to connectivity for such species should they be dependent on such habitat. Furthermore, inspections were done within each structure to confirm the presence or absence of any threatened species that may be utilising those structures as habitat. During the surveys all roof spaces were assessed, as well as all cracks and crevices to look for signs of roosting microbats. The surveys found that no microbats or other threatened species were located within any of the structures to be removed or altered. To further mitigate any potential risk a Building Pre-demolition inspection is proposed to ensure microbat species have not inhabited the buildings in the time between the surveys and the works commencing.</p> |
| Threatened species movement – <i>BC Regulation Section 1.4(d)</i> | Degree to which a particular site contributes to the movement of threatened species to maintain their lifecycle                                            | N/A       | <p>It is not expected that the vegetation within the Subject Land contributes to the movement of threatened species to maintain their lifecycle (e.g migratory species or movement to breeding habitat). The vegetation within the Subject Land may potentially be used by threatened species as sporadic fly ins, however as previously discussed, habitat connectivity is only available for highly mobile species and is expected to provide a similar</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |



| Biodiversity Value                                             | Meaning                                                                                                                                                      | Relevant? | Values within the Subject Land and Potential Impacts associated with the development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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|                                                                |                                                                                                                                                              |           | <p>level of connectivity and habitat as is currently present, post works due to proposed landscape works.</p> <p>The human made structures within the Subject Land can only be accessed by highly mobile threatened species that are able to traverse large areas and landscapes. The removal and alteration of these buildings and replacement of subsequent other buildings from within and existing urban environment is not expected to result in any significant impact to the movement of these species, especially none that maintain their lifecycle. Furthermore, inspections were done within each structure to confirm the presence or absence of any threatened species that may be utilising those structures as habitat. During the surveys all roof spaces were assessed, as well as all cracks and crevices to look for signs of roosting microbats and other threatened species. The surveys found that no microbats or other threatened species were located within any of the structures to be removed or altered. To further mitigate any potential risk a Building Pre-demolition inspection is proposed to ensure to microbat species have not inhabited the buildings in the time between the surveys and the works commencing.</p> |
| Flight path integrity –<br><i>BC Regulation Section 1.4(e)</i> | Degree to which the flight paths of protected animals over a particular site are free from interference                                                      | N/A       | It is unlikely that the Subject Land is part of a flight path used by threatened species. Furthermore, the proposed development will be consistent with the surrounding urban landscape and building height. As such, flight path integrity is not expected to be impacted by the development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Water sustainability –<br><i>BC Regulation Section 1.4(f)</i>  | Degree to which water quality, water bodies and hydrological processes sustain threatened species and threatened ecological communities at a particular site | N/A       | The proposed development is not likely to result in impacts to water quality, water bodies or hydrological process that sustain threatened species or threatened ecological communities. No threatened communities were identified within the Subject Land and no threatened species that are depended on these features is considered likely to be present. The proposed development is located within an urban landscape which is unlikely to result in any changes to hydrological processes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

# Appendices

Appendix A. Site/Ground Plan (Architectus 2025).

Appendix B. Tree Impact Plan (Tree Management Strategies 2025).

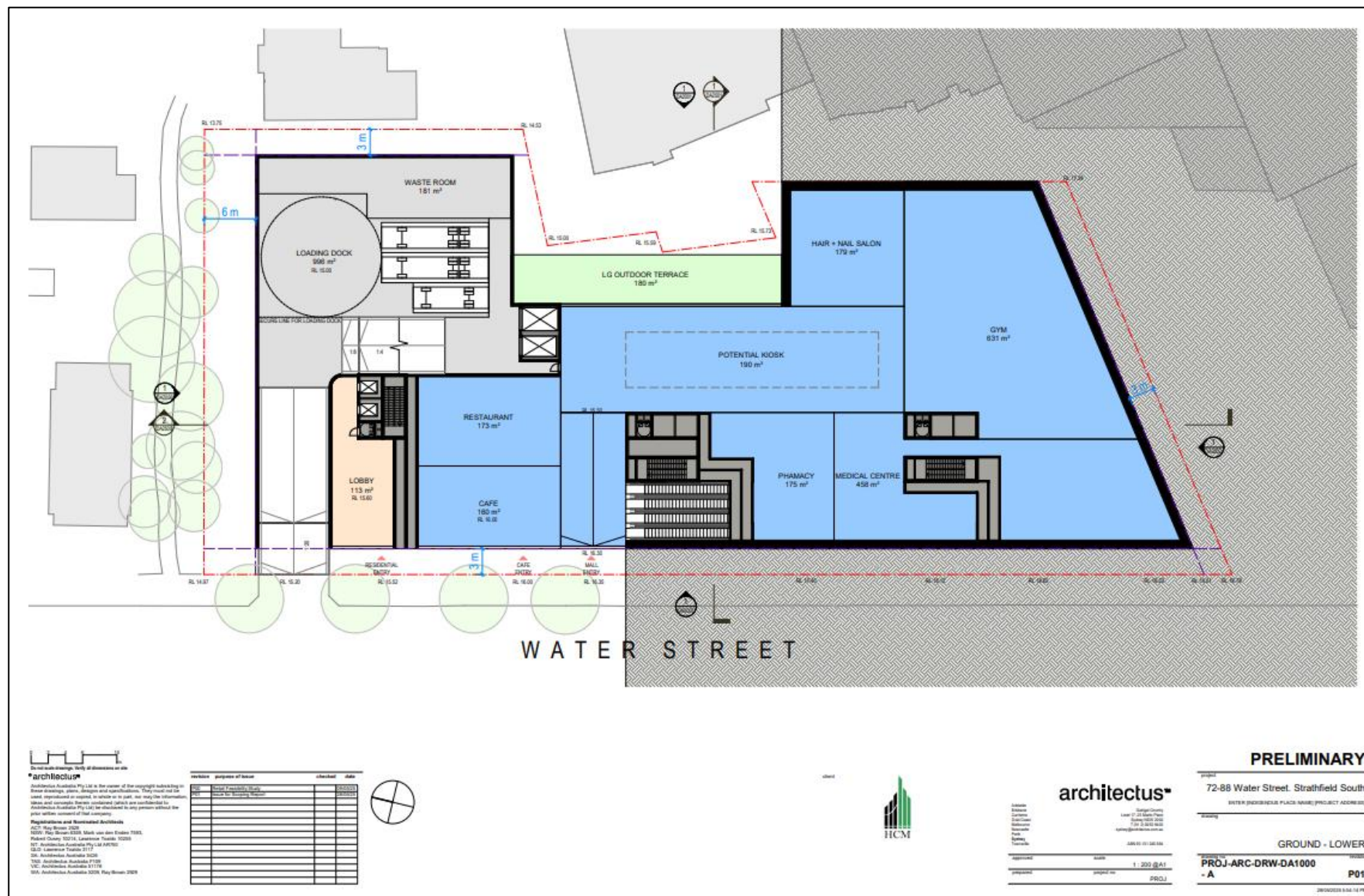
Appendix C. Vegetation identified within and surrounding the Subject Land.

Appendix D. General Photos of Vegetation within the Subject Land

Appendix E. Images taken during the Microchiropteran Survey.

Appendix F. Relevant qualifications of person completing the report (including Table 4).

Appendix A. Site/Ground Plan (Architectus 2025).





Shop Top Housing 72-88 Water St Strathfield South –  
BDAR Waiver Request | 16

**Appendix C. Vegetation identified within and surrounding the Subject Land.**

| Scientific Name                    | Canopy | Midstorey | Ground |
|------------------------------------|--------|-----------|--------|
| <i>Acacia decurrens</i>            | x      |           |        |
| <i>Bougainvillea spectabilis</i> * | x      |           |        |
| <i>Celtis sinensis</i> *           | x      |           |        |
| <i>Cinnamomum camphora</i> *       | x      |           |        |
| <i>Citrus × limon</i> *            | x      |           |        |
| <i>Citrus reticulata</i> *         | x      |           |        |
| <i>Corymbia maculata</i>           | x      |           |        |
| <i>Ficus carica</i> *              | x      |           |        |
| <i>Hesperocyparis macrocarpa</i> * | x      |           |        |
| <i>Jacaranda mimosifolia</i> *     | x      |           |        |
| <i>Lophostemon confertus</i>       | x      |           |        |
| <i>Mangifera indica</i> *          | x      |           |        |
| <i>Melaleuca viminalis</i>         | x      |           |        |
| <i>Phoenix canariensis</i> *       | x      |           |        |
| <i>Pinus radiata</i> *             | x      |           |        |
| <i>Plumeria rubra</i> *            | x      |           |        |
| <i>Prunus domestica</i> *          | x      |           |        |
| <i>Psidium guajava</i> *           | x      |           |        |
| <i>Syagrus romanzoffiana</i> *     | x      |           |        |
| <i>Tristaniopsis laurina</i>       | x      |           |        |
| <i>Ulmus parvifolia</i> *          | x      |           |        |
| <i>Yucca filamentosa</i> *         | x      |           |        |
| <i>Acacia longifolia</i>           |        | x         |        |
| <i>Camellia sasanqua</i> *         |        | x         |        |
| <i>Canna indica</i> *              |        | x         |        |
| <i>Cestrum parqui</i> **           |        | x         |        |
| <i>Clivia miniata</i> *            |        | x         |        |
| <i>Coleonema pulchellum</i> *      |        | x         |        |
| <i>Colocasia esculenta</i> *       |        | x         |        |
| <i>Cordyline stricta</i>           |        | x         |        |
| <i>Crassula ovata</i> *            |        | x         |        |
| <i>Dietes grandiflora</i> *        |        | x         |        |
| <i>Grevillea rosmarinifolia</i>    |        | x         |        |
| <i>Hydrangea macrophylla</i> *     |        | x         |        |
| <i>Lantana camara</i> **           |        | x         |        |
| <i>Ligustrum japonicum</i> *       |        | x         |        |
| <i>Ligustrum lucidum</i> *         |        | x         |        |
| <i>Ligustrum sinense</i> *         |        | x         |        |
| <i>Monstera deliciosa</i> *        |        | x         |        |
| <i>Murraya paniculata</i> *        |        | x         |        |
| <i>Ochna serrulata</i> *           |        | x         |        |
| <i>Olea europaea</i> **            |        | x         |        |
| <i>Opuntia ficus-indica</i> **     |        | x         |        |

| Scientific Name                                      | Canopy | Midstorey | Ground |
|------------------------------------------------------|--------|-----------|--------|
| <i>Pittosporum tenuifolium</i> *                     |        | x         |        |
| <i>Selenicereus undatus</i> *                        |        | x         |        |
| <i>Sida rhombifolia</i> *                            |        | x         |        |
| <i>Syzygium paniculatum</i>                          |        | x         |        |
| <i>Thaumatococcus bipinnatifidum</i> *               |        | x         |        |
| <i>Agapanthus praecox</i> subsp. <i>Orientalis</i> * |        |           | x      |
| <i>Agave americana</i> *                             |        |           | x      |
| <i>Araujia sericifera</i> *                          |        |           | x      |
| <i>Asparagus plumosus</i> *                          |        |           | x      |
| <i>Brassica rapa</i> *                               |        |           | x      |
| <i>Buxus microphylla</i> *                           |        |           | x      |
| <i>Capsella bursa-pastoris</i> *                     |        |           | x      |
| <i>Cardiospermum grandiflorum</i> *                  |        |           | x      |
| <i>Cenchrus clandestinus</i> *                       |        |           | x      |
| <i>Cerastium glomeratum</i> *                        |        |           | x      |
| <i>Chlorophytum comosum</i> *                        |        |           | x      |
| <i>Christella dentata</i>                            |        |           | x      |
| <i>Cirsium vulgare</i> *                             |        |           | x      |
| <i>Convolvulus arvensis</i> *                        |        |           | x      |
| <i>Conyza bonariensis</i> *                          |        |           | x      |
| <i>Ehrharta erecta</i> *                             |        |           | x      |
| <i>Euphorbia peplus</i> *                            |        |           | x      |
| <i>Festuca gautieri</i> *                            |        |           | x      |
| <i>Fumaria muralis</i> *                             |        |           | x      |
| <i>Gamochaeta americana</i> *                        |        |           | x      |
| <i>Hedera helix</i> *                                |        |           | x      |
| <i>Hypochaeris glabra</i> *                          |        |           | x      |
| <i>Hypochaeris radicata</i> *                        |        |           | x      |
| <i>Ipomoea indica</i> *                              |        |           | x      |
| <i>Lysimachia arvensis</i> *                         |        |           | x      |
| <i>Malva parviflora</i> *                            |        |           | x      |
| <i>Maranta arundinacea</i> *                         |        |           | x      |
| <i>Medicago polymorpha</i> *                         |        |           | x      |
| <i>Morus alba</i> *                                  |        |           | x      |
| <i>Nandina domestica</i> *                           |        |           | x      |
| <i>Nephrolepis cordifolia</i> *                      |        |           | x      |
| <i>Oplismenus aemulus</i>                            |        |           | x      |
| <i>Oxalis debilis</i> *                              |        |           | x      |
| <i>Oxalis latifolia</i> *                            |        |           | x      |
| <i>Oxalis pes-caprae</i> *                           |        |           | x      |
| <i>Parietaria judaica</i> *                          |        |           | x      |
| <i>Pelargonium zonale</i> *                          |        |           | x      |
| <i>Phaseolus vulgaris</i> *                          |        |           | x      |



| Scientific Name                    | Canopy | Midstorey | Ground |
|------------------------------------|--------|-----------|--------|
| <i>Poa annua</i> *                 |        |           | X      |
| <i>Rhaphiolepis indica</i> *       |        |           | X      |
| <i>Rosa sp.</i> *                  |        |           | X      |
| <i>Rumex acetosella</i> *          |        |           | X      |
| <i>Rumex crispus</i> *             |        |           | X      |
| <i>Rumex pulcher</i> *             |        |           | X      |
| <i>Selaginella kraussiana</i> *    |        |           | X      |
| <i>Senecio madagascariensis</i> ** |        |           | X      |
| <i>Setaria palmifolia</i> *        |        |           | X      |
| <i>Solanum americanum</i> *        |        |           | X      |
| <i>Solanum lycopersicum</i> *      |        |           | X      |
| <i>Sonchus oleraceus</i> *         |        |           | X      |
| <i>Stellaria media</i> *           |        |           | X      |
| <i>Stenotaphrum secundatum</i> *   |        |           | X      |
| <i>Tagetes minuta</i> *            |        |           | X      |
| <i>Taraxacum officinale</i> *      |        |           | X      |
| <i>Tradescantia fluminensis</i> *  |        |           | X      |
| <i>Tradescantia zebrina</i> *      |        |           | X      |
| <i>Trifolium dubium</i> *          |        |           | X      |
| <i>Trifolium repens</i> *          |        |           | X      |
| <i>Tropaeolum majus</i> *          |        |           | X      |
| <i>Veronica arvensis</i> *         |        |           | X      |
| <i>Vicia sativa</i> *              |        |           | X      |
| <i>Viola arvensis</i> *            |        |           | X      |

\*Denotes exotic species

\*\*Denotes Priority Weed species



Appendix D. General Photos of Vegetation within the Subject Land.









































Appendix E. Images taken during the Microchiropteran Survey.



















































On the recommendation of the Academic Board and  
by the authority of the University Council

**Philip Maxwell**

has today been admitted to the degree of  
**Bachelor of Science  
in Environmental Sciences**

*Catherine Livingstone*

Chancellor

*Angus*

Vice-Chancellor



268659

The Seal of the University is affixed this twenty-first day of March 2019

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