

To: James Hallows

From: Jeremy Pepper

Company: Lighthouse Project Group

SLR Consulting Australia Pty Ltd

cc: Renee Stavroulakis (Colliers)

Date: 1 June 2026

Project No. 610.034023.00001

RE: No.5 Blue Street North Sydney (SSD-86270706)
SSD Application for HAD Housing
BDAR Waiver – revised – Table 2

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1.0 BDAR Waiver – Table 2 and Table 3

Table 2 and Table 3 of the revised BDAR Waiver is provided overleaf.

2.0 Closure

Please contact the undersigned if you have any further information requirements in relation to the BDAR waiver for the above project.

Regards,

SLR Consulting Australia Pty Ltd



Jeremy Pepper, BSc (Hons)
Technical Director

Vander Bertoldo

Vander Bertoldo, MSc
Project Ecologist

Attachments Table 2 from BDAR waiver

cc Julia Moiso (DPHI)

Table 1: BDAR waiver request information requirements

Type	Information Requirement	Project Information
Administration	<i>Proponent name and contact details</i>	The proponent is Zurich Australian Insurance Limited. The project contact is James Hallows (0408 698 172, Suite 302, 100 Walker Street, North Sydney 2060).
	<i>Project ID (Information to identify which SSD or SSI project the request relates to and where the project is up to in the assessment process).</i>	The redevelopment of No.5 Blue Street, North Sydney is being progressed under the Housing Delivery Authority (HDA) planning pathway in support of the Secretary's Environmental Assessment Requirements (SEARs) request.
	<i>Name and ecological qualifications of person completing Table 2</i>	The primary author of Table 2 is Vander Bertoldo. Vander has a bachelor's degree in Biological Science (Honours), (UNESC University, 2013) and a master's in marine and environmental science, (SCU University, 2022). The secondary author and reviewer of Table 2 is Jeremy Pepper. Jeremy has a BSc (Hons 1), UNSW, Cert II Bushland Regeneration (TAFE), Cert III Horticulture (Arboriculture) (TAFE), and BAM Accredited Assessor (BAAS17104).
Site Details	<i>Street address, Lot and DP, local government area</i>	The site is located at No.5 Blue Street, North Sydney LGA and comprises the following titles: • Lot 4 in DP 1134234
	<i>Description of the existing development site, i.e., the area of land that is subject to the proposed development application. If any part of the land is considered 'Category 1– exempt land' information must be provided to demonstrate how the land meets the criteria that apply to Category 1 – Exempt Land.</i>	The subject site is located above North Sydney Station within the North Sydney Local Government Area. The site is fully developed and includes an existing multi-storey commercial office tower, associated hardstand areas, and subsurface infrastructure. No areas of natural ground or vegetation remain. A site inspection confirmed the entire site is occupied by built form and sealed surfaces, with no remnant native vegetation, no landscaped areas with natural soil profile, and no potential for agricultural use. The property is zoned and used for urban purposes and has no history of agricultural land use or rural classification. Under the <i>Land Management (Native Vegetation) Code 2018</i> and the <i>Local Land Services Act 2013</i>, the site meets the criteria for Category 1 – Exempt Land, on the following grounds: • The land is located in a metropolitan urban area and is zoned for urban purposes under an environmental planning instrument. • The land has been entirely cleared of native vegetation and developed with permanent built infrastructure.

Type	Information Requirement	Project Information
		- The land is not used for any agricultural or primary production activities, nor is it suitable for such purposes. - The land does not contain any areas of remnant native vegetation, sensitive biodiversity values, or mapped Biodiversity Values on the Biodiversity Values Map. Accordingly, the site meets the criteria for Category 1 – Exempt Land.
	<i>Location map showing the development site in the context of surrounding areas and landscape features. Satellite image of the site in the context of adjoining sites.</i>	See Error! Reference source not found.
	<i>Site Map (to scale, ideally as a spatial shapefile).</i>	See Error! Reference source not found.
	<i>SVTM Map</i>	See Error! Reference source not found.
<i>Proposed Development</i>	<i>Project description providing enough information to enable an understanding of the nature and scale of the proposed development and any associated activities, including construction.</i>	Key points of the redevelopment proposal: - Residential uses above an activated ground plane with retail, public plaza, and landscaped areas - Affordable housing located on podium levels (Levels 1–3), premium apartments and communal facilities on upper levels - Broader precinct Master Plan to drive urban renewal around North Sydney Station, supporting vibrant retail, entertainment, commercial, and tourism uses and a sustainable night-time economy
	<i>Proposed Site Plan</i>	Refer to Error! Reference source not found. for site plans.
<i>Impacts on biodiversity values</i>	<i>Complete Table 3 below on Biodiversity Values. For each biodiversity value, the proponent must either:</i> <i>explain why the value is not relevant to the proposed development.</i> <i>where a biodiversity value may be relevant, provide an explanation of how impacts have been avoided and identify the likelihood and extent of any remaining impacts of the proposed development, including impacts prescribed under clause 6.1 of the BC Regulation.</i> <i>A biodiversity value is not relevant to a proposed development if the value is not present on the</i>	Refer to Error! Reference source not found. for staff qualifications and Table 2 for Biodiversity Values.



Type	Information Requirement	Project Information
	<i>development site and there is no potential for direct or indirect impacts on the biodiversity value if it occurs off-site.</i>	
	<i>Where one or more biodiversity values may be relevant to the proposed development, Table 3 is to be completed by a suitably qualified person with tertiary qualifications in natural sciences including subjects that relate to the observation and description of terrestrial biodiversity and landforms, and at least three years of work experience in environmental assessment including field identification of plant and animal species and habitats. The person does not need to be an accredited person under the BC Act.</i>	Refer to Error! Reference source not found. for staff qualifications and Table 2 for Biodiversity Values.
	<i>Attach any additional information required where biodiversity values are relevant to the site. E.g. Vegetation Map (indicating plant community types), Ecology Reports, Water Quality data, Bionet Atlas, Directory of Important Wetlands (DIWA), and migratory bird flyway information.</i>	The following appendices are attached: A. Historic Aerial Imagery B. Site Plans C. BMAT Report D. BioNet Atlas Search Results E. Site Photos



Table 2: Impacts of the proposed development on biodiversity values

Biodiversity Value	Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Potential Impacts
Vegetation abundance 1.4(b) Biodiversity Conservation Regulation Meaning: Occurrence and abundance of vegetation at a particular site	<i>Where vegetation is present on the development site, provide a map on digital aerial photography or the best available imagery of the development site showing:</i> <i>native vegetation (including grasslands and other non-woody vegetation types) and non-native vegetation.</i> <i>the area of land that is directly impacted by the proposed development, including related infrastructure such as roads, pipelines, access tracks, temporary material stockpiles, asset protection zones and powerlines, if applicable.</i> <i>Describe how the proposed development avoids impacts on native vegetation and identify the likelihood and extent of any remaining impacts including removal of isolated or cultivated native plants.</i>	The development site is currently fully developed and contains a multi-storey office and residential tower, car park, and associated infrastructure, including the Rail Corridor. The site is entirely covered by hard surfaces, concrete structures and buildings, with no remaining native vegetation or open green space. The only vegetation on-site is some limited native and non-native planted shrubs. Only one native tree, outside of its natural distribution but naturalised in NSW (Euclid, no date) and not related to the nearest PCT 3594 (Sydney Coastal Sandstone Foreshores Forest) cultivated species was observed (Error! Reference source not found., Photo F2 and F3): - Lemon-scented Gum (<i>Corymbia citriodora</i>): Planted in raised concrete planters at the western corner of the building. Only one native shrub, which has relation to the PCT mapped nearby however this specie is planted, widely cultivated and used in landscaping as evidenced in a garden bed and has little ecological value (Error! Reference source not found., Photo F3): - Bottlebrush (<i>Callistemon</i> sp.): Planted in raised concrete planters at the western corner of the building. While these are native species, they lack structural or compositional connection to any known PCT and exhibit no evidence of natural regeneration or stratification (i.e., no ground cover, midstory, or canopy structure). The eastern corner of the site comprises a tiered and landscaped



Biodiversity Value	Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Potential Impacts
		public plaza featuring integrated seating and pedestrian pathways which line the timber decking that connects to formal steps and accessible ramps. The space fronts a modern glazed building lobby and provides shaded and sunny rest areas, offering both functional access and amenity value. The area includes raised garden beds with a curated mix of planted exotic plants (Error! Reference source not found., Photo F4): • Swiss Cheese Plant (<i>Monstera deliciosa</i>). • Cast Iron Plant (<i>Aspidistra elatior</i>). • Elephant Ear (<i>Alocasia macrorrhizos</i>). • Bear's Breeches (<i>Acanthus mollis</i>). • Jacaranda (<i>Jacaranda mimosifolia</i>). These species are ornamental plantings associated with the built environment and do not represent naturally occurring native vegetation or significant biodiversity values. No ecological features such as tree hollows, nests, coarse woody debris, or significant leaf litter were observed. No fauna activity (e.g., evidence of roosting, feeding, or nesting) was recorded. The vegetation on site has low ecological importance due to their artificial origin, limited habitat function, and lack of association with a functioning ecosystem. Their removal is not expected to result in any significant impact on biodiversity values or threatened species habitat.
Vegetation integrity 1.5(2)(a) Biodiversity Conservation Act Meaning: Degree to which the composition,	Describe the vegetation integrity and any impacts on the vegetation integrity of identified plant communities. For example, information on impacts from	Vegetation integrity, as defined under Section 1.5(2)(a) of the Biodiversity Conservation Act 2016, refers to the composition, structure, and function of



Biodiversity Value	Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Potential Impacts
<i>structure and function of vegetation at a particular site and the surrounding landscape has been altered from a near natural state</i>	<i>proposed development to vegetation cover, structure, condition, and function. This can include details on the presence of weeds, disturbance, planted native vegetation and species and growth form diversity.</i>	vegetation at a site and the degree to which these elements remain in or depart from a near-natural state. The vegetation observed on-site is assessed as having very low vegetation integrity due to the following factors: • Composition: The site supports no remnant native vegetation and contains a mix of exotic ornamental species and scattered cultivated native trees. The site has very low native species diversity (hence likely to have low composition score) • Structure: There is a complete lack of native stratification or regenerative layers. Most vegetation occurs in artificial arrangements, including raised planters with no natural layering or connectivity to broader vegetation corridors (hence likely to have low structure score). • Function: No evidence of native ecological function was observed — there are no signs of natural recruitment, hollow-bearing trees, coarse woody debris, or leaf litter layers that typically support fauna habitat (hence likely to have low function score). Accordingly, the vegetation present on-site has low vegetation integrity, with no natural compositional, structural, or functional qualities remaining. As such, the proposed development will not result in the degradation or loss of vegetation integrity.
Habitat suitability 1.5(2)(b) Biodiversity Conservation Act Meaning: Degree to which the habitat needs of threatened species are present at a particular site	<i>Identify any threatened species or ecological communities or their habitat on the development site. Describe how the proposed development avoids impacts on habitat suitability and identify the likelihood and extent of any remaining impacts including the impacts of development on the</i>	This assessment considered the potential for the development site to support threatened species, threatened ecological communities, or associated habitat features, including habitat associated with human-made structures and non-native vegetation in accordance with Section 1.5(2)(b) of the



Biodiversity Value	Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Potential Impacts
	<i>following habitat of threatened species or ecological communities:</i> <i>karst, caves, crevices, cliffs, and other geological features of significance</i> <i>rocks</i> <i>human-made structures</i> <i>non-native vegetation (prescribed under clause 6.1(1)(a) of the BC Regulation).</i> <i>Impacts may include the removal or modification (e.g. noise, light, etc.) of the habitat of threatened species or ecological communities.</i>	Biodiversity Conservation Act 2016 and Clause 6.1(1)(a) of the Biodiversity Conservation Regulation 2017. The ecology survey undertaken on 30 June 2025 included inspection of buildings, rooftop areas, landscaped interfaces, façade elements and vegetation within the site to assess the potential for fauna habitat, including opportunistic assessment for microbat roosting habitat and bird nesting opportunities. The survey involved the use of binoculars, torch inspection and opportunistic acoustic scanning using a handheld bat detector. The updated adaptive reuse proposal predominantly involves retention and refurbishment of the existing built form, including upgrades to internal building areas, façade treatments, rooftop plant and associated public domain works. The revised scheme substantially reduces the extent of demolition works previously proposed under the original redevelopment concept. While the proposal includes façade upgrades, rooftop plant works and associated building modifications, these works remain confined to an existing urban building envelope and are not expected to affect biodiversity values. No evidence of threatened fauna usage was identified during the site inspection. No microbat roosting evidence, including guano deposits, staining, audible calls, scratch marks or roosting aggregations, was recorded within accessible building areas or surrounding structures. Similarly, no active bird nests, hollow-bearing trees, or significant fauna habitat features were identified within the site. The site is highly urbanised and characterised by existing



Biodiversity Value	Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Potential Impacts
		commercial buildings, podium structures, hardstand areas, rooftop infrastructure and highly modified landscaped edges. Existing buildings are generally sealed, actively used and regularly maintained, substantially limiting opportunities for occupation by threatened fauna species. While isolated cracks, ledges and service areas may occur in parts of the existing structure, these features are subject to ongoing disturbance, artificial lighting, human activity and regular maintenance, resulting in low habitat suitability for threatened fauna species, including microbats. The site does not contain significant geological or natural habitat features commonly associated with threatened species habitat, including: 1. Karst, caves, crevices, cliffs and geological features – None present within the development site. 2. Rocks – No natural rock outcrops, exposed sandstone features, or rock platforms occur on-site. 3. Human-made structures – Existing buildings and structures exhibit low suitability for threatened fauna habitat. No evidence of microbat roosting, bird nesting, or other threatened fauna usage was recorded during the inspection. 4. Non-native vegetation – Landscaping within the site comprises highly modified ornamental and planted vegetation associated with the urban public domain. The vegetation present is not considered to provide important habitat for



Biodiversity Value	Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Potential Impacts
		threatened species prescribed under Clause 6.1(1)(a) of the BC Regulation. The site also lacks important habitat features typically associated with native fauna habitat, including hollow-bearing trees, native understorey vegetation, water bodies, dense shrub layers, wetlands, or connectivity to adjacent remnant vegetation corridors. Accordingly, the site is not considered to provide suitable habitat for threatened species or threatened ecological communities. The proposed adaptive reuse development is therefore unlikely to result in direct or indirect impacts on habitat suitability, including impacts associated with demolition, lighting, noise, or modification of existing structures.
Threatened species abundance 1.4(a) Biodiversity Conservation Regulation Meaning: Occurrence and abundance of threatened species or threatened ecological communities, or their habitat, at a particular site	<i>Describe how the proposed development avoids impacts on threatened species abundance and identify the likelihood and extent of any remaining impacts including:</i> • <i>Impacts of vehicle strikes on threatened species of animals or on animals that are part of a threatened ecological community (prescribed under clause 6.1(1)(f) of the Regulation).</i> • <i>Impacts on threatened species, for example, microbats, associated with the demolition of human-made structures (prescribed by 6.1 (1) a (iii) of the Regulation).</i> • <i>Impacts on threatened species habitat associated with non-native vegetation (prescribed by 6.1 (1) a (iv) of the Regulation).</i> • <i>Impacts on threatened species habitat associated with non-natural water bodies</i>	This assessment considered the potential occurrence of threatened species, threatened ecological communities, and associated habitat within the development site, including habitat associated with human-made structures, non-native vegetation and non-natural water features in accordance with Section 1.4(a) of the Biodiversity Conservation Regulation 2017. The proposed adaptive reuse development avoids impacts on threatened species abundance as the site is highly urbanised and substantially devoid of biodiversity values, including remnant native vegetation, threatened ecological communities and suitable threatened species habitat. The site is characterised by existing commercial buildings, podium structures, hardstand areas, rooftop infrastructure and highly modified landscaped interfaces associated with the North Sydney CBD environment.



Biodiversity Value	Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Potential Impacts
	<i>(prescribed by 6.1 (1) a (iii) of the Regulation). For example, threatened frogs such as the green and golden bell frogs in landfill areas, drains and brick pits.</i>	Unlike the previously proposed demolition and redevelopment scheme, the revised adaptive reuse proposal retains substantial portions of the existing built form, thereby reducing the extent of demolition and associated disturbance works across the site. The ecological survey undertaken on 30 June 2025 included inspection of existing buildings, rooftop areas, landscaped edges and structural features for evidence of threatened fauna usage, including microbat roosting opportunities. No threatened species, threatened ecological communities, or evidence of threatened fauna occupation were identified during the assessment. In relation to potential residual impacts: • Vehicle strike impacts – Vehicle movements associated with the proposed development are expected to occur within an already highly urbanised environment characterised by existing roads, traffic movements and human disturbance. Due to the negligible likelihood of threatened fauna utilising the site, the risk of vehicle strike impacts on threatened fauna species is considered negligible and consistent with existing urban conditions. • Human-made structures – Existing buildings and structures were assessed for potential microbat roosting habitat and bird nesting opportunities. No evidence of bat occupation, including guano deposits, staining, audible calls, scratch marks or roosting



Biodiversity Value	Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Potential Impacts
		aggregations, was identified during the site inspection. Existing structures are generally sealed, actively used and regularly maintained, resulting in low habitat suitability for threatened fauna species. Accordingly, impacts on threatened species associated with building refurbishment, façade works and limited demolition activities are considered negligible. • Non-native vegetation – Vegetation within the site comprises highly modified ornamental landscaping and planted urban vegetation associated with the public domain and building interfaces. No evidence of threatened fauna usage was identified during the survey and the vegetation present is not considered to provide important habitat for threatened species prescribed under Clause 6.1(1)(a) of the Biodiversity Conservation Regulation 2017. Any removal or modification of landscaped vegetation is therefore unlikely to adversely affect threatened species abundance. • Non-natural water bodies – The site does not contain ponds, wetlands, detention basins, drains, brick pits, or other non-natural water bodies capable of supporting threatened amphibians or aquatic fauna species, including the Green and Golden Bell Frog (<i>Litoria aurea</i>). Consequently, the proposal will not impact



Biodiversity Value	Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Potential Impacts
		threatened species habitat associated with non-natural water features. Based on the desktop assessment, site inspection and review of the revised adaptive reuse proposal, the development is unlikely to result in direct or indirect impacts on threatened species abundance or threatened ecological communities.
Habitat connectivity 1.4(c) Biodiversity Conservation Regulation Meaning: Degree to which a particular site connects different areas of habitat of threatened species to facilitate the movement of those species across their range	<i>Identify whether the development site contributes to habitat connectivity. Describe how the proposed development avoids impacts on habitat connectivity and identify the likelihood and extent of any remaining impacts of development on the connectivity of different areas of habitat of threatened species that facilitates the movement of those species across their range (prescribed under clause 6.1(1)(b) of the BC Regulation).</i>	‘Habitat connectivity’ is irrelevant with respect to assessing impacts on threatened species with potential to use human-made structures, and non-native vegetation. The removal of the native and non-native vegetation from the site will not reduce the available tree canopy in the locality. The site has no canopy connection to adjoining areas of land and there is minimal tree canopy in the surrounding locality.
Threatened species movement 1.4(d) Biodiversity Conservation Regulation Meaning: Degree to which a particular site contributes to the movement of threatened species to maintain their lifecycle	<i>Describe how the proposed development avoids impacts on threatened species movement and identify the likelihood and extent of any remaining impacts of development on the movement of threatened species that maintains their lifecycle (prescribed under clause 6.1(1)(c) BC Regulation).</i>	The development site does not provide resources or habitat features that would support the movement or lifecycle maintenance of any threatened species. The site is fully developed, lacks native vegetation or structural habitat elements, and is isolated from natural areas by surrounding dense urban development. No fauna corridors, riparian linkages, or movement pathways are present. As such, the proposed development will not impact the movement or dispersal of threatened species, and no further assessment or mitigation is required under Clause 6.1(1)(c) of the Regulation.
Flight path integrity 1.4(e) Biodiversity Conservation Regulation	<i>Identify whether flight paths of protected animals occur over the development site. Protected animals are animals of a species listed or referred to in Schedule 5 of the BC Act. They include any</i>	Assessment of ‘flight path integrity’ is not relevant. Based on the surrounding landscape including tall buildings and highly developed areas it is



Biodiversity Value	Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Potential Impacts
Meaning: <i>Degree to which the flight paths of protected animals over a particular site are free from interference</i>	<i>species of birds, mammals, amphibians or reptiles that are native to Australia or that periodically or occasionally migrate to Australia. Describe how the proposed development avoids impacts on flight path integrity and identify the likelihood and extent of any remaining impacts. Note: The impacts of wind turbine strikes on protected animals are prescribed under clause 6.1(1)(e) of the BC Regulation. It is, therefore, unlikely that a BDAR waiver would be issued for a proposed wind farm.</i>	unlikely that the subject land is in the direct flight path of migratory bird species. Accordingly, the proposed development would not have any conceivable impacts on the flight path integrity of any protected animals.
Water sustainability 1.4(f) Biodiversity Conservation Regulation Meaning: <i>Degree to which water quality, water bodies and hydrological processes sustain threatened species and threatened ecological communities at a particular site</i>	<i>Describe how the proposed development avoids impacts on water sustainability and identify the likelihood and extent of any remaining impacts of development on water quality, water bodies and hydrological processes that sustain threatened species and threatened ecological communities (including from subsidence or upsidence resulting from underground mining or other development) (prescribed under clause 6.1(1)(d) of the BC Regulation).</i>	Assessment of 'water sustainability' is not relevant. There are no water bodies in proximity to the subject land. The proposed development will avoid impacts on water sustainability through the implementation of standard erosion and sediment control measures during construction and through suitable stormwater design. The proposed development is not likely to have any adverse effects on water sustainability.





BDAR Waiver Request

5 Blue Street, North Sydney Development

Zurich Australian Insurance Properties Pty Ltd

118 Mount Street
North Sydney NSW 2060

Prepared by:

SLR Consulting Australia

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

SLR Project No: 610.034023.00002

1 June 2026

Revision: 1.3

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
V1.0	21 July 2025	Vander Bertoldo	Jeremy Pepper	Jeremy Pepper
V1.1	23 July 2025	Vander Bertoldo	Ashleigh Rosenkranz	Jeremy Pepper
V1.2	27 May 2026	Vander Bertoldo	Frankie O'Brien	Jeremy Pepper
V1.3	1 June 2026	Vander Bertoldo	Jeremy Pepper	Jeremy Pepper

Basis of Report

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

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

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



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Appendix B	Updated Architectural Plans – Adaptive Reuse Scheme
Appendix C	BioNet Atlas Search Results
Appendix D	Site Photos



1.0 Introduction

This Biodiversity Development Assessment Report (BDAR) Waiver has been prepared to assess the potential biodiversity impacts associated with the proposed adaptive reuse redevelopment of No. 5 Blue Street, North Sydney, NSW. The site is owned by Zurich Insurance Group and is located directly above North Sydney Station within a highly urbanised commercial precinct.

The proposed development has evolved from the previously exhibited demolition and redevelopment scheme and now comprises an adaptive reuse development concept involving retention and refurbishment of substantial components of the existing commercial building. The proposal includes residential accommodation comprising a mix of build-to-sell, co-living and affordable housing apartments, together with activated ground floor retail uses and associated building upgrades. The development forms part of the broader renewal and intensification of the North Sydney CBD and station precinct.

The proposed works are being progressed under the Housing Delivery Authority (HDA) planning pathway and require an updated BDAR Waiver to support the revised Secretary's Environmental Assessment Requirements (SEARs) request. This report has therefore been prepared to demonstrate that the proposed adaptive reuse development is unlikely to result in significant impacts on biodiversity values as defined under the Biodiversity Conservation Act 2016 (BC Act).

A review of current aerial imagery, architectural documentation, site conditions, and the Biodiversity Values Map and Threshold (BMAT) tool confirms that the site is entirely developed and highly modified, comprising existing buildings, podium structures, hardstand areas and associated urban infrastructure. The site does not support remnant native vegetation, threatened ecological communities, or mapped biodiversity values. Relative to the previously proposed redevelopment scheme, the adaptive reuse proposal is anticipated to further reduce potential biodiversity impacts through retention of substantial existing built form, and a reduced extent of demolition and excavation works.

This report documents the site context, relevant legislative framework, desktop assessment findings, and ecological observations in accordance with the NSW Government's *How to Apply for a Biodiversity Development Assessment Report Waiver for a Major Project Application* (DPIE, 2019) and current NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) guidance.

The findings and recommendations presented in this report are based on a desktop review and site inspection undertaken on 30 June 2025, supplemented by review of the updated architectural plans and development information prepared for the adaptive reuse scheme dated 8 of May 2026.

The following sections address the relevant information requirements outlined in the DPIE (2019) BDAR Waiver guidance and current DCCEEW expectations, including:

- Table 2 BDAR waiver request information requirements.
- Table 3 Impacts of the proposed development on biodiversity values.
- Attachments including additional supporting documentation where appropriate.



2.0 Methods

This assessment has been prepared in accordance with Section 7.9(2) of the Biodiversity Conservation Act 2016 (BC Act) and the NSW Government's *How to Apply for a Biodiversity Development Assessment Report Waiver for a Major Project Application* (DPIE, 2019), to determine whether the proposed adaptive reuse development is eligible for a waiver from preparing a full Biodiversity Development Assessment Report (BDAR).

The methodology comprised a desktop assessment and site inspection, supplemented by a review of the updated architectural documentation prepared for the revised adaptive reuse scheme. The assessment was undertaken consistent with current guidance published by the DCCEEW.

2.1 Desktop Assessment

A desktop assessment was undertaken to identify potential biodiversity constraints associated with the development site and surrounding locality. This included:

- Review of the NSW Biodiversity Values Map and Threshold Tool (BMAT) to determine whether the site contains any mapped biodiversity values land or exceeds the Biodiversity Offsets Scheme threshold under the Biodiversity Conservation Regulation 2017.
- Review of the NSW BioNet Atlas within a 10 km x10 km radius of the site to identify records of threatened species, populations and ecological communities listed under the BC Act and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).
- Review of available aerial imagery, including Nearmap and NSW Historical Aerial Imagery, to assess historical and current land use, vegetation extent, and degree of site disturbance.
- Review of available vegetation mapping datasets, including State Vegetation Type Mapping (SVTM), Plant Community Type (PCT) mapping, and native vegetation extent datasets relevant to the site and surrounding locality.
- Review of updated architectural plans (dated 8 of May), elevations, sections, and development information associated with the revised adaptive reuse proposal to identify the extent of proposed demolition, retained built form, façade works, rooftop plant areas, and any areas with potential biodiversity interface.

2.2 Site Inspection

A field inspection was undertaken on 30 June 2025 by a qualified ecologist to ground-truth the desktop findings and assess the presence of:

- Visual assessment of vegetation structure and composition, with reference to Plant Community Type (PCT) benchmarks and condition indicators under the Biodiversity Assessment Method (BAM).
- Identification of any remnant native vegetation, naturally occurring flora species, or signs of threatened ecological communities.
- The vegetation present on-site was compared against nearby mapped vegetation types using the NSW BioNet Vegetation Classification Database, which identifies PCT 3594 (Sydney Coastal Sandstone Foreshores Forest) as occurring in proximity to the site. Species observed on-site were assessed for alignment with the structural



and floristic characteristics of these PCTs to determine whether any remnant native vegetation or native plant community was present.

- Use of binoculars to examine tree canopies and hollows for evidence of fauna usage (e.g. scats, scratch marks, nests, or potential roosts).
- Carrying a handheld bat detector to detect any microbat echolocation calls near buildings or large trees as a precautionary scan for potential roosting habitat.
- Observations of fauna habitat features (e.g. hollow-bearing trees, waterbodies, rock outcrops, dense shrubs), as well as site condition, fragmentation, and connectivity.
- Photographic documentation of site conditions and any ecological features of relevance.

2.3 Staff Qualifications and Experience

Table 1: Staff Qualifications and Experience

Name	Qualifications and Experience
Vander Bertoldo Project Ecologist	Vander has a bachelor's degree in Biological Science (Honours), (UNESC University, 2013) and a master's in marine and environmental science, (SCU University, 2022). Vander has over four years of work experience in preparing BDAR Waiver and collecting data for BDAR's, Fauna and Flora Assessment Reports and pre-clearing surveys in NSW. Vander is responsible for project management, field investigation and report writing.
Jeremy Pepper Technical Director (Ecology)	Jeremy Pepper. Jeremy has a BSc (Hons 1), UNSW, Cert II Bushland Regeneration (TAFE), Cert III Horticulture (Arboriculture) (TAFE), and BAM Accredited Assessor (BAAS17104). Jeremy is SLR's Technical Director for Ecology in NSW and has over 29 years in ecological surveys and assessment. He has completed biodiversity (flora and fauna) assessments, offsets strategies and management plans for a range of projects in NSW, including major mining, quarrying, road, rail, power and water projects, and is familiar with the legislative and policy requirements associated with biodiversity at State and Commonwealth levels. Jeremy is experienced in the application of BAM and delivery of biodiversity offsets. Jeremy will be the reviewer of this report.

3.0 Project Description

3.1 General

The proposed development involves the adaptive reuse redevelopment of No.5 Blue Street, North Sydney, a freehold property owned by Zurich Insurance Group. The site is strategically located directly above North Sydney Station within the North Sydney CBD and is being progressed under the Housing Delivery Authority (HDA) planning pathway.

The revised proposal has evolved from the previously exhibited demolition and redevelopment scheme and now incorporates the retention and refurbishment of substantial components of the existing commercial building. The adaptive reuse approach substantially reduces the extent of demolition and reconstruction works previously proposed while facilitating the delivery of new residential and mixed-use outcomes within an existing highly urbanised site.

The proposed development will provide a diverse mix of residential accommodation, including build-to-sell apartments, co-living housing and affordable housing, together with associated communal facilities and activated ground floor retail uses. The proposal also



includes upgrades to the public domain interface, landscaping, rooftop plant and building services infrastructure associated with the adaptive reuse of the site.

The development forms part of the broader renewal and intensification of the North Sydney Station precinct and is intended to contribute to increased housing supply, activation of the public domain, and ongoing economic and urban renewal objectives within the North Sydney CBD.

The site is entirely developed and highly modified, comprising existing buildings, hardstand areas, podium structures and associated urban infrastructure. No remnant native vegetation communities occur within the site, and the proposal is not expected to result in substantial impacts to biodiversity values.

Accordingly, a BDAR Waiver is being sought on the basis that the proposed adaptive reuse development is unlikely to significantly affect biodiversity values as defined under the Biodiversity Conservation Act 2016.

3.2 Revised Adaptive Reuse Scheme

The current proposal supersedes the previously exhibited demolition and redevelopment concept for the site. The revised scheme adopts an adaptive reuse approach involving retention and refurbishment of substantial portions of the existing building structure and building envelope. Relative to the previous scheme, the revised proposal reduces demolition, excavation and construction disturbance associated with the development while maintaining the site within an entirely urbanised footprint.

4.0 The Site

The site is located at 5 Blue Street, North Sydney, formally described as Lot 4 in DP 1143234, with a total site area of approximately 3,007 square metres. The site falls within the North Sydney Local Government Area (LGA) and is situated in the suburb of North Sydney, in close proximity to North Sydney Station and key regional transport infrastructure.

The site is currently occupied by a multi-storey commercial building and associated infrastructure, with the majority of the land surface consisting of buildings, hardstand, and sealed surfaces. The surrounding landscape is highly urbanised and dominated by dense commercial and residential development. Vegetation within the site is minimal and limited to ornamental landscaping and scattered street trees along the road verge, with no native vegetation, mapped Plant Community Types (PCTs), or habitat features of ecological significance.

Given the absence of remnant vegetation, native understorey, hollow-bearing trees, or connectivity to nearby habitat corridors, the site is considered to have negligible biodiversity value under the Biodiversity Assessment Method.

5.0 Desktop Review Results

5.1 Biodiversity Values Results

The Biodiversity Values (BV) Map identifies land with high biodiversity value, such as native vegetation, threatened species habitat, and watercourses, that may be particularly sensitive to development impacts. The BV Map is used to determine entry into the Biodiversity Offset Scheme (BOS) for certain development types. However, it does not constitute an applicable entry pathway for SSD projects, for which the BOS applies automatically (NSW DCCEEW 2026a).



Notwithstanding this, review of the BV Map provides an indication of the likelihood of biodiversity values occurring within the site. BV mapping for the site and surrounding area is provided in Figure 3 and indicates that:

- The site does not intersect with land mapped on the BV Map.
- The surrounding locality is highly urbanised and does not contain mapped biodiversity values within the immediate vicinity of the site.

5.2 Plant Community Types Mapping

A review of the NSW State Vegetation Type Map (SVTM) was undertaken to identify any mapped PCTs within or adjacent to the site. Mapped native vegetation boundaries from the SVTM have been incorporated into Figure 3 and confirm that no native vegetation or mapped PCTs occur within the site or the immediately surrounding urban area. The North Sydney area localities have been extensively modified through historic clearing (refer to Appendix A) and urban development associated with industrial, commercial and residential land uses.

The nearest mapped areas of native vegetation occur approximately 1.3km west of the site within the Balls Head Reserve. This mapped vegetation area is associated with remnant bushland reserves occurring along Balls Head Bay and comprise isolated patches of native vegetation retained within the highly urbanised North Sydney locality.

The subject site and surrounding urban area are physically separated from this mapped vegetation area by established residential development, major roads, rail infrastructure and other urban land uses. No native vegetation connectivity occurs between the subject site and this remnant vegetation area.

5.3 BioNet Atlas Search

A licensed search of the BioNet Wildlife Atlas for threatened species records within 10 km of the site was undertaken on 25 May 2026 using the most recent dataset available at the time of assessment. The search included valid records of threatened species listed under the *Biodiversity Conservation Act 2016 (BC Act)*, as well as species listed under the CAMBA, JAMBA and ROKAMBA international migratory bird agreements.

The search returned a total of 12,671 records of 114 species.

Many of the threatened fauna species recorded within the broader locality are associated with remnant bushland reserves and vegetated corridors occurring within the Lower North Shore region, including in the Balls Head Bay and several marine animals.

Notably, the BioNet search identified a high number of records for the Grey-headed Flying-fox (*Pteropus poliocephalus*) and the Powerful Owl (*Ninox strenua*) and within the broader 10 km search area. The Grey-headed Flying-foxes are highly mobile and regularly forage across urban Sydney landscapes, particularly where flowering and fruiting trees occur within parks, reserves and street corridors. While individuals may occasionally fly over or opportunistically forage within the broader locality, the subject site does not contain significant foraging habitat, roosting habitat, or native vegetation resources capable of supporting an important habitat function for the species.

The Powerful Owl is typically associated with large tracts of forest and woodland vegetation supporting mature hollow-bearing trees used for nesting and roosting, together with structurally connected foraging habitat. While the species may utilise urban bushland reserves and larger vegetated corridors across the North Sydney locality, the subject site does not provide suitable habitat characteristics due to the absence of remnant native vegetation, large hollow-bearing trees, or connected canopy habitat.



Overall, threatened species records returned by the BioNet Wildlife Atlas are considered representative of the broader North Shore landscape and associated bushland reserves rather than the highly modified urban environment present within the subject site.



6.0 Information Requirements

The BDAR waiver request information requirements are addressed in Table 2 below.

Table 2: BDAR waiver request information requirements

Type	Information Requirement	Project Information
Administration	<i>Proponent name and contact details</i>	The proponent is Zurich Australian Insurance Limited. The project contact is James Hallows (0408 698 172, Suite 302, 100 Walker Street, North Sydney 2060).
	<i>Project ID (Information to identify which SSD or SSI project the request relates to and where the project is up to in the assessment process).</i>	The redevelopment of No.5 Blue Street, North Sydney is being progressed under the Housing Delivery Authority (HDA) planning pathway in support of the Secretary's Environmental Assessment Requirements (SEARs) request.
	<i>Name and ecological qualifications of person completing Table 2</i>	The primary author of Table 3 is Vander Bertoldo. Vander has a bachelor's degree in Biological Science (Honours), (UNESC University, 2013) and a master's in marine and environmental science, (SCU University, 2022). The secondary author and reviewer of Table 3 is Jeremy Pepper. Jeremy has a BSc (Hons 1), UNSW, Cert II Bushland Regeneration (TAFE), Cert III Horticulture (Arboriculture) (TAFE), and BAM Accredited Assessor (BAAS17104).
Site Details	<i>Street address, Lot and DP, local government area</i>	The site is located at No.5 Blue Street, North Sydney LGA and comprises the following titles: Lot 4 in DP 1134234
	<i>Description of the existing development site, i.e., the area of land that is subject to the proposed development application. If any part of the land is considered 'Category 1- exempt land' information must be provided to demonstrate how the land meets the criteria that apply to Category 1 – Exempt Land.</i>	The subject site is located above North Sydney Station within the North Sydney Local Government Area. The site is fully developed and includes an existing multi-storey commercial office tower, associated hardstand areas, and subsurface infrastructure. No areas of natural ground or vegetation remain. A site inspection confirmed the entire site is occupied by built form and sealed surfaces, with no remnant native vegetation, no landscaped areas with natural soil profile, and no potential for agricultural use. The property is zoned and used for urban purposes and has no history of agricultural land use or rural classification. Under the <i>Land Management (Native Vegetation) Code 2018</i> and the <i>Local Land Services Act 2013</i>, the site meets the criteria for Category 1 – Exempt Land, on the following grounds: - The land is located in a metropolitan urban area and is zoned for urban purposes under an environmental planning instrument. - The land has been entirely cleared of native vegetation and developed with permanent built infrastructure.

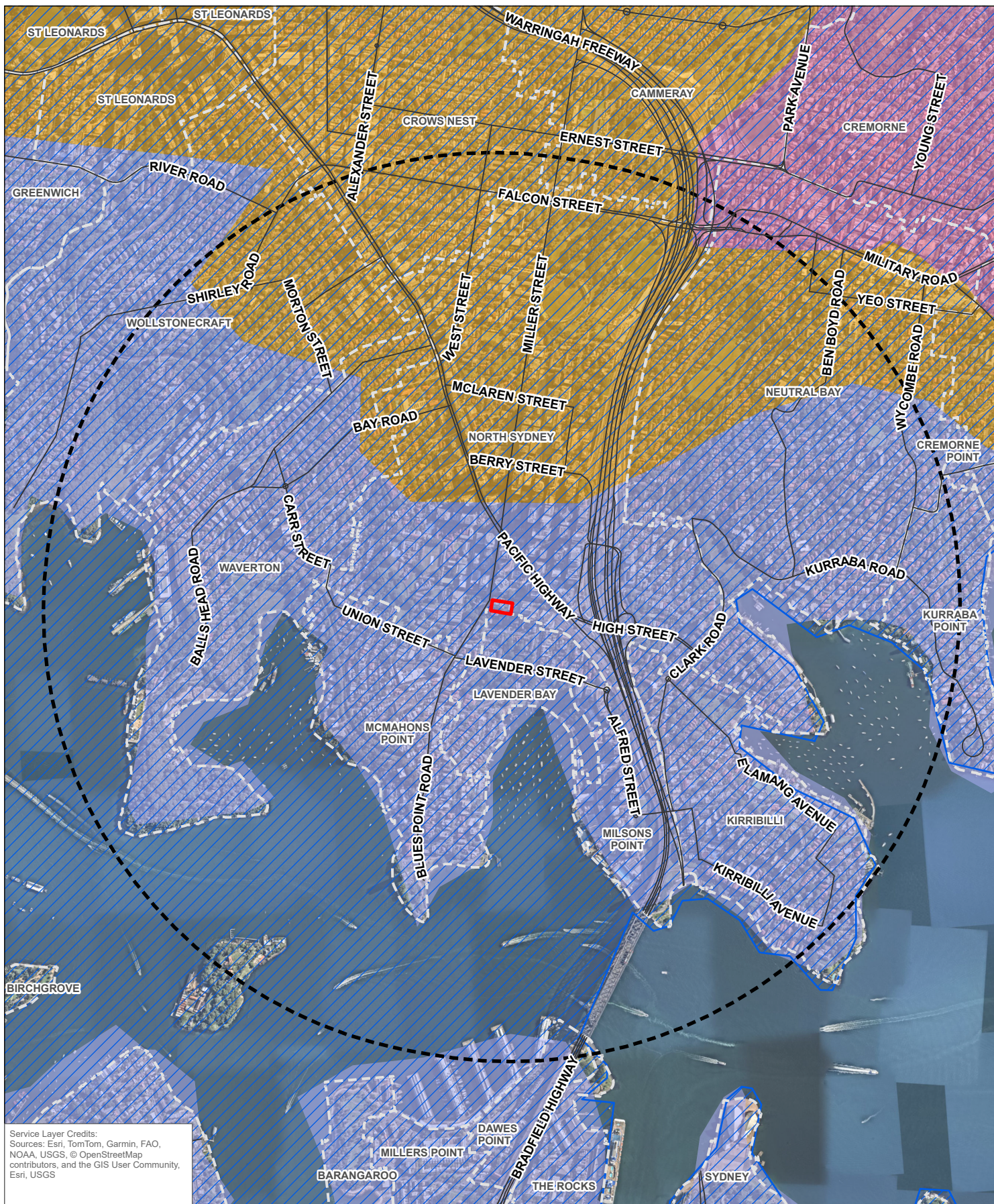


Type	Information Requirement	Project Information
		- The land is not used for any agricultural or primary production activities, nor is it suitable for such purposes. - The land does not contain any areas of remnant native vegetation, sensitive biodiversity values, or mapped Biodiversity Values on the Biodiversity Values Map. Accordingly, the site meets the criteria for Category 1 – Exempt Land.
	<i>Location map showing the development site in the context of surrounding areas and landscape features. Satellite image of the site in the context of adjoining sites.</i>	See Figure 1
	<i>Site Map (to scale, ideally as a spatial shapefile).</i>	See Figure 2
	<i>SVTM Map</i>	See Figure 3
<i>Proposed Development</i>	<i>Project description providing enough information to enable an understanding of the nature and scale of the proposed development and any associated activities, including construction.</i>	Key points of the redevelopment proposal: - Residential uses above an activated ground plane with retail, public plaza, and landscaped areas - Affordable housing located on podium levels (Levels 1–3), premium apartments and communal facilities on upper levels - Broader precinct Master Plan to drive urban renewal around North Sydney Station, supporting vibrant retail, entertainment, commercial, and tourism uses and a sustainable night-time economy
	<i>Proposed Site Plan</i>	Refer to Appendix B for site plans.
<i>Impacts on biodiversity values</i>	<i>Complete Table 3 below on Biodiversity Values. For each biodiversity value, the proponent must either:</i> <i>explain why the value is not relevant to the proposed development.</i> <i>where a biodiversity value may be relevant, provide an explanation of how impacts have been avoided and identify the likelihood and extent of any remaining impacts of the proposed development, including impacts prescribed under clause 6.1 of the BC Regulation.</i> <i>A biodiversity value is not relevant to a proposed development if the value is not present on the development site and there is no potential for</i>	Refer to Table 1 for staff qualifications and Table 3 for Biodiversity Values.



Type	Information Requirement	Project Information
	<i>direct or indirect impacts on the biodiversity value if it occurs off-site.</i>	
	<i>Where one or more biodiversity values may be relevant to the proposed development, Table 3 is to be completed by a suitably qualified person with tertiary qualifications in natural sciences including subjects that relate to the observation and description of terrestrial biodiversity and landforms, and at least three years of work experience in environmental assessment including field identification of plant and animal species and habitats. The person does not need to be an accredited person under the BC Act.</i>	Refer to Table 1 for staff qualifications and Table 3 for Biodiversity Values.
	<i>Attach any additional information required where biodiversity values are relevant to the site. E.g. Vegetation Map (indicating plant community types), Ecology Reports, Water Quality data, Bionet Atlas, Directory of Important Wetlands (DIWA), and migratory bird flyway information.</i>	The following appendices are attached: A. Historic Aerial Imagery B. Site Plans C. BMAT Report D. BioNet Atlas Search Results E. Site Photos





Service Layer Credits:
Sources: Esri, TomTom, Garmin, FAO,
NOAA, USGS, © OpenStreetMap
contributors, and the GIS User Community,
Esri, USGS

0 250 500 m
Coordinate System: GDA2020 MGA Zone 56
Scale: 1:17,000 at A4
Project Number: 610.034023
Date Drawn: 22-May-2026
Drawn by: JH

LEGEND

- Site Boundary
- Buffer 1500m (737.91 ha)
- Suburb
- Major Road

IBRA Sub-Region

- Pittwater
- Mitchell Landscapes**
- Belrose Coastal Slopes
- Pennant Hills Ridges
- Port Jackson Basin

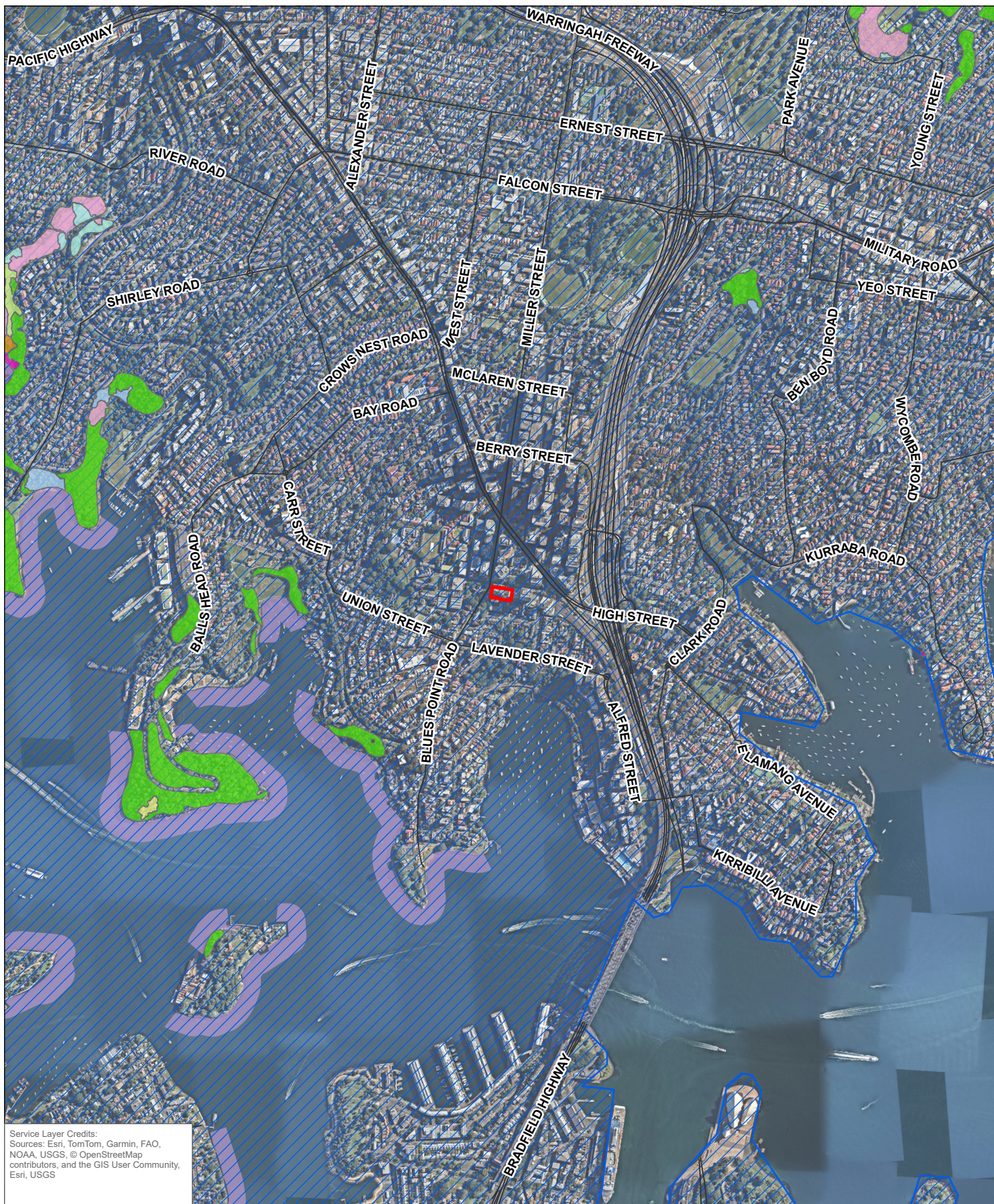
**5 BLUE STREET
BDAR WAIVER**

LOCATION MAP



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

FIGURE 1



Service Layer Credits:
Sources: Esri, TomTom, Garmin, FAO,
NOAA, USGS, © OpenStreetMap
contributors, and the GIS User Community,
Esri, USGS

0 250 500 m
Coordinate System: GDA2020 MGA Zone 56
Scale: 1:17,000 at A4
Project Number: 610.034023
Date Drawn: 22-May-2026
Drawn by: JH

LEGEND

Site Boundary

Biodiversity Values

Major Road

IBRA Sub-Region

Pittwater

SVTM Plant Community Types

0 - Not classified

3038 - Sydney Coastal Coachwood
Gallery Rainforest

3040 - Sydney Coastal Foreshores
Gully Rainforest

3176 - Sydney Enriched Sandstone
Moist Forest

3592 - Sydney Coastal Enriched
Sandstone Forest

3594 - Sydney Coastal Sandstone
Foreshores Forest

3812 - Sydney Coastal Sandstone
Headland Heath

4027 - Estuarine Swamp Oak-
Mangrove Forest

4091 - Grey Mangrove-River
Mangrove Forest

5 BLUE STREET BDAR WAIVER

STATE VEGETATION TYPE MAP



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

FIGURE 3

7.0 Assessment of Impacts on Biodiversity Values

Impacts of the proposed development on biodiversity values are addressed in Table 3 below.

Table 3: Impacts of the proposed development on biodiversity values

Biodiversity Value	Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Potential Impacts
Vegetation abundance 1.4(b) Biodiversity Conservation Regulation Meaning: Occurrence and abundance of vegetation at a particular site	<i>Where vegetation is present on the development site, provide a map on digital aerial photography or the best available imagery of the development site showing:</i> <i>native vegetation (including grasslands and other non-woody vegetation types) and non-native vegetation.</i> <i>the area of land that is directly impacted by the proposed development, including related infrastructure such as roads, pipelines, access tracks, temporary material stockpiles, asset protection zones and powerlines, if applicable.</i> <i>Describe how the proposed development avoids impacts on native vegetation and identify the likelihood and extent of any remaining impacts including removal of isolated or cultivated native plants.</i>	The development site is currently fully developed and contains a multi-storey office and residential tower, car park, and associated infrastructure, including the Rail Corridor. The site is entirely covered by hard surfaces, concrete structures and buildings, with no remaining native vegetation or open green space. The only vegetation on-site is some limited native and non-native planted shrubs. Only one native tree, outside of its natural distribution but naturalised in NSW (Euclid, no date) and not related to the nearest PCT 3594 (Sydney Coastal Sandstone Foreshores Forest) cultivated species was observed (Appendix D, Photo F2 and F3): - Lemon-scented Gum (<i>Corymbia citriodora</i>): Planted in raised concrete planters at the western corner of the building. Only one native shrub, which has relation to the PCT mapped nearby however this specie is planted, widely cultivated and used in landscaping as evidenced in a garden bed and has little ecological value (Appendix D, Photo F3): - Bottlebrush (<i>Callistemon</i> sp.): Planted in raised concrete planters at the western corner of the building. While these are native species, they lack structural or compositional connection to any known PCT and exhibit no evidence of natural regeneration or stratification (i.e., no ground cover, midstory, or canopy structure). The eastern corner of the site comprises a tiered and landscaped public plaza featuring integrated seating and pedestrian pathways



Biodiversity Value	Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Potential Impacts
		which line the timber decking that connects to formal steps and accessible ramps. The space fronts a modern glazed building lobby and provides shaded and sunny rest areas, offering both functional access and amenity value. The area includes raised garden beds with a curated mix of planted exotic plants (Appendix D, Photo F4): • Swiss Cheese Plant (<i>Monstera deliciosa</i>). • Cast Iron Plant (<i>Aspidistra elatior</i>). • Elephant Ear (<i>Alocasia macrorrhizos</i>). • Bear's Breeches (<i>Acanthus mollis</i>). • Jacaranda (<i>Jacaranda mimosifolia</i>). These species are ornamental plantings associated with the built environment and do not represent naturally occurring native vegetation or significant biodiversity values. No ecological features such as tree hollows, nests, coarse woody debris, or significant leaf litter were observed. No fauna activity (e.g., evidence of roosting, feeding, or nesting) was recorded. The vegetation on site has low ecological importance due to their artificial origin, limited habitat function, and lack of association with a functioning ecosystem. Their removal is not expected to result in any significant impact on biodiversity values or threatened species habitat.
Vegetation integrity 1.5(2)(a) Biodiversity Conservation Act Meaning: Degree to which the composition, structure and function of vegetation at a particular site and the surrounding landscape has been	Describe the vegetation integrity and any impacts on the vegetation integrity of identified plant communities. For example, information on impacts from proposed development to vegetation cover, structure, condition, and function. This can include details on the presence of weeds, disturbance, planted native	Vegetation integrity, as defined under Section 1.5(2)(a) of the Biodiversity Conservation Act 2016, refers to the composition, structure, and function of vegetation at a site and the degree to which these elements remain in or depart from a near-natural state. The vegetation observed on-site is assessed as having very low vegetation integrity due to the following factors:



Biodiversity Value	Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Potential Impacts
<i>altered from a near natural state</i>	<i>vegetation and species and growth form diversity.</i>	• Composition: The site supports no remnant native vegetation and contains a mix of exotic ornamental species and scattered cultivated native trees. The site has very low native species diversity (hence likely to have low composition score) • Structure: There is a complete lack of native stratification or regenerative layers. Most vegetation occurs in artificial arrangements, including raised planters with no natural layering or connectivity to broader vegetation corridors (hence likely to have low structure score). • Function: No evidence of native ecological function was observed — there are no signs of natural recruitment, hollow-bearing trees, coarse woody debris, or leaf litter layers that typically support fauna habitat (hence likely to have low function score). Accordingly, the vegetation present on-site has low vegetation integrity, with no natural compositional, structural, or functional qualities remaining. As such, the proposed development will not result in the degradation or loss of vegetation integrity.
Habitat suitability 1.5(2)(b) Biodiversity Conservation Act Meaning: <i>Degree to which the habitat needs of threatened species are present at a particular site</i>	<i>Identify any threatened species or ecological communities or their habitat on the development site. Describe how the proposed development avoids impacts on habitat suitability and identify the likelihood and extent of any remaining impacts including the impacts of development on the following habitat of threatened species or ecological communities:</i> 1. <i>karst, caves, crevices, cliffs, and other geological features of significance</i> 2. <i>rocks</i> 3. <i>human-made structures</i>	This assessment considered the potential for the development site to support threatened species, threatened ecological communities, or associated habitat features, including habitat associated with human-made structures and non-native vegetation in accordance with Section 1.5(2)(b) of the Biodiversity Conservation Act 2016 and Clause 6.1(1)(a) of the Biodiversity Conservation Regulation 2017. The ecology survey undertaken on 30 June 2025 included inspection of buildings, rooftop areas, landscaped interfaces, façade



Biodiversity Value	Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Potential Impacts
	4. <i>non-native vegetation (prescribed under clause 6.1(1)(a) of the BC Regulation).</i> <i>Impacts may include the removal or modification (e.g. noise, light, etc.) of the habitat of threatened species or ecological communities.</i>	elements and vegetation within the site to assess the potential for fauna habitat, including opportunistic assessment for microbat roosting habitat and bird nesting opportunities. The survey involved the use of binoculars, torch inspection and opportunistic acoustic scanning using a handheld bat detector. The updated adaptive reuse proposal predominantly involves retention and refurbishment of the existing built form, including upgrades to internal building areas, façade treatments, rooftop plant and associated public domain works. The revised scheme substantially reduces the extent of demolition works previously proposed under the original redevelopment concept. While the proposal includes façade upgrades, rooftop plant works and associated building modifications, these works remain confined to an existing urban building envelope and are not expected to affect biodiversity values. No evidence of threatened fauna usage was identified during the site inspection. No microbat roosting evidence, including guano deposits, staining, audible calls, scratch marks or roosting aggregations, was recorded within accessible building areas or surrounding structures. Similarly, no active bird nests, hollow-bearing trees, or significant fauna habitat features were identified within the site. The site is highly urbanised and characterised by existing commercial buildings, podium structures, hardstand areas, rooftop infrastructure and highly modified landscaped edges. Existing buildings are generally sealed, actively used and regularly maintained, substantially limiting opportunities for occupation by threatened fauna species. While isolated cracks, ledges and service areas may occur in parts of the



Biodiversity Value	Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Potential Impacts
		existing structure, these features are subject to ongoing disturbance, artificial lighting, human activity and regular maintenance, resulting in low habitat suitability for threatened fauna species, including microbats. The site does not contain significant geological or natural habitat features commonly associated with threatened species habitat, including: 1. Karst, caves, crevices, cliffs and geological features – None present within the development site. 2. Rocks – No natural rock outcrops, exposed sandstone features, or rock platforms occur on-site. 3. Human-made structures – Existing buildings and structures exhibit low suitability for threatened fauna habitat. No evidence of microbat roosting, bird nesting, or other threatened fauna usage was recorded during the inspection. 4. Non-native vegetation – Landscaping within the site comprises highly modified ornamental and planted vegetation associated with the urban public domain. The vegetation present is not considered to provide important habitat for threatened species prescribed under Clause 6.1(1)(a) of the BC Regulation. The site also lacks important habitat features typically associated with native fauna habitat, including hollow-bearing trees, native understorey vegetation, water bodies, dense shrub layers, wetlands, or connectivity to adjacent remnant vegetation corridors. Accordingly, the site is not considered to provide suitable habitat for threatened species or



Biodiversity Value	Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Potential Impacts
		threatened ecological communities. The proposed adaptive reuse development is therefore unlikely to result in direct or indirect impacts on habitat suitability, including impacts associated with demolition, lighting, noise, or modification of existing structures.
Threatened species abundance 1.4(a) Biodiversity Conservation Regulation Meaning: Occurrence and abundance of threatened species or threatened ecological communities, or their habitat, at a particular site	<i>Describe how the proposed development avoids impacts on threatened species abundance and identify the likelihood and extent of any remaining impacts including:</i> • Impacts of vehicle strikes on threatened species of animals or on animals that are part of a threatened ecological community (prescribed under clause 6.1(1)(f) of the Regulation). • Impacts on threatened species, for example, microbats, associated with the demolition of human-made structures (prescribed by 6.1 (1) a (iii) of the Regulation). • Impacts on threatened species habitat associated with non-native vegetation (prescribed by 6.1 (1) a (iv) of the Regulation). • Impacts on threatened species habitat associated with non-natural water bodies (prescribed by 6.1 (1) a (iii) of the Regulation). For example, threatened frogs such as the green and golden bell frogs in landfill areas, drains and brick pits.	This assessment considered the potential occurrence of threatened species, threatened ecological communities, and associated habitat within the development site, including habitat associated with human-made structures, non-native vegetation and non-natural water features in accordance with Section 1.4(a) of the Biodiversity Conservation Regulation 2017. The proposed adaptive reuse development avoids impacts on threatened species abundance as the site is highly urbanised and substantially devoid of biodiversity values, including remnant native vegetation, threatened ecological communities and suitable threatened species habitat. The site is characterised by existing commercial buildings, podium structures, hardstand areas, rooftop infrastructure and highly modified landscaped interfaces associated with the North Sydney CBD environment. Unlike the previously proposed demolition and redevelopment scheme, the revised adaptive reuse proposal retains substantial portions of the existing built form, thereby reducing the extent of demolition and associated disturbance works across the site. The ecological survey undertaken on 30 June 2025 included inspection of existing buildings, rooftop areas, landscaped edges and structural features for evidence of threatened fauna usage, including microbat roosting opportunities. No threatened species, threatened ecological communities, or evidence of



Biodiversity Value	Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Potential Impacts
		threatened fauna occupation were identified during the assessment. In relation to potential residual impacts: Vehicle strike impacts – Vehicle movements associated with the proposed development are expected to occur within an already highly urbanised environment characterised by existing roads, traffic movements and human disturbance. Due to the negligible likelihood of threatened fauna utilising the site, the risk of vehicle strike impacts on threatened fauna species is considered negligible and consistent with existing urban conditions. Human-made structures – Existing buildings and structures were assessed for potential microbat roosting habitat and bird nesting opportunities. No evidence of bat occupation, including guano deposits, staining, audible calls, scratch marks or roosting aggregations, was identified during the site inspection. Existing structures are generally sealed, actively used and regularly maintained, resulting in low habitat suitability for threatened fauna species. Accordingly, impacts on threatened species associated with building refurbishment, façade works and limited demolition activities are considered negligible. Non-native vegetation – Vegetation within the site comprises highly modified ornamental landscaping and planted urban vegetation associated with the public domain and



Biodiversity Value	Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Potential Impacts
		building interfaces. No evidence of threatened fauna usage was identified during the survey and the vegetation present is not considered to provide important habitat for threatened species prescribed under Clause 6.1(1)(a) of the Biodiversity Conservation Regulation 2017. Any removal or modification of landscaped vegetation is therefore unlikely to adversely affect threatened species abundance. • Non-natural water bodies – The site does not contain ponds, wetlands, detention basins, drains, brick pits, or other non-natural water bodies capable of supporting threatened amphibians or aquatic fauna species, including the Green and Golden Bell Frog (<i>Litoria aurea</i>). Consequently, the proposal will not impact threatened species habitat associated with non-natural water features. Based on the desktop assessment, site inspection and review of the revised adaptive reuse proposal, the development is unlikely to result in direct or indirect impacts on threatened species abundance or threatened ecological communities.
Habitat connectivity 1.4(c) Biodiversity Conservation Regulation Meaning: Degree to which a particular site connects different areas of habitat of threatened species to facilitate the movement of those species across their range	<i>Identify whether the development site contributes to habitat connectivity. Describe how the proposed development avoids impacts on habitat connectivity and identify the likelihood and extent of any remaining impacts of development on the connectivity of different areas of habitat of threatened species that facilitates the movement of those species across their range (prescribed</i>	‘Habitat connectivity’ is irrelevant with respect to assessing impacts on threatened species with potential to use human-made structures, and non-native vegetation. The removal of the native and non-native vegetation from the site will not reduce the available tree canopy in the locality. The site has no canopy connection to adjoining areas of land and there is minimal



Biodiversity Value	Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Potential Impacts
	<i>under clause 6.1(1)(b) of the BC Regulation).</i>	tree canopy in the surrounding locality.
Threatened species movement 1.4(d) Biodiversity Conservation Regulation Meaning: Degree to which a particular site contributes to the movement of threatened species to maintain their lifecycle	<i>Describe how the proposed development avoids impacts on threatened species movement and identify the likelihood and extent of any remaining impacts of development on the movement of threatened species that maintains their lifecycle (prescribed under clause 6.1(1)(c) BC Regulation).</i>	The development site does not provide resources or habitat features that would support the movement or lifecycle maintenance of any threatened species. The site is fully developed, lacks native vegetation or structural habitat elements, and is isolated from natural areas by surrounding dense urban development. No fauna corridors, riparian linkages, or movement pathways are present. As such, the proposed development will not impact the movement or dispersal of threatened species, and no further assessment or mitigation is required under Clause 6.1(1)(c) of the Regulation.
Flight path integrity 1.4(e) Biodiversity Conservation Regulation Meaning: Degree to which the flight paths of protected animals over a particular site are free from interference	<i>Identify whether flight paths of protected animals occur over the development site. Protected animals are animals of a species listed or referred to in Schedule 5 of the BC Act. They include any species of birds, mammals, amphibians or reptiles that are native to Australia or that periodically or occasionally migrate to Australia. Describe how the proposed development avoids impacts on flight path integrity and identify the likelihood and extent of any remaining impacts. Note: The impacts of wind turbine strikes on protected animals are prescribed under clause 6.1(1)(e) of the BC Regulation. It is, therefore, unlikely that a BDAR waiver would be issued for a proposed wind farm.</i>	Assessment of 'flight path integrity' is not relevant. Based on the surrounding landscape including tall buildings and highly developed areas it is unlikely that the subject land is in the direct flight path of migratory bird species. Accordingly, the proposed development would not have any conceivable impacts on the flight path integrity of any protected animals.
Water sustainability 1.4(f) Biodiversity Conservation Regulation Meaning: Degree to which water quality, water bodies and hydrological processes sustain threatened species and threatened	<i>Describe how the proposed development avoids impacts on water sustainability and identify the likelihood and extent of any remaining impacts of development on water quality, water bodies and hydrological processes that sustain threatened species and threatened ecological communities (including from subsidence or upsidence resulting from underground mining</i>	Assessment of 'water sustainability' is not relevant. There are no water bodies in proximity to the subject land. The proposed development will avoid impacts on water sustainability through the implementation of standard erosion and sediment control measures during construction and through suitable stormwater design.



Biodiversity Value	Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Potential Impacts
<i>ecological communities at a particular site</i>	<i>or other development) (prescribed under clause 6.1(1)(d) of the BC Regulation).</i>	The proposed development is not likely to have any adverse effects on water sustainability.



8.0 Conclusion

A Biodiversity Development Assessment Report (BDAR) Waiver is sought in support of the proposed adaptive reuse redevelopment of No.5 Blue Street, North Sydney. The site is located within a highly urbanised environment directly above North Sydney Station and comprises an existing commercial building, podium structures, hardstand areas and associated urban infrastructure.

The revised proposal has evolved from the previously exhibited demolition and redevelopment scheme and now incorporates retention and refurbishment of substantial components of the existing built form. As a result, the adaptive reuse proposal further reduces the extent of demolition, excavation and construction disturbance previously proposed for the site.

Desktop assessment, review of the updated architectural documentation, and the ecological site inspection undertaken on 30 June 2025 confirm that the site does not support remnant native vegetation, threatened ecological communities, mapped biodiversity values, or important habitat connectivity features.

Vegetation occurring within and immediately adjacent to the site comprises highly modified ornamental landscaping and isolated planted trees associated with the urban public domain. The native trees recorded on-site are planted amenity specimens occurring in isolation, with no native understorey or floristic consistency with any mapped Plant Community Type (PCT) or threatened ecological community. Accordingly, the proposal will not result in the removal of remnant native vegetation or naturally occurring native plant communities.

No threatened species, threatened ecological communities, or important fauna habitat features were identified during the assessment. The site lacks habitat features commonly associated with threatened fauna species, including hollow-bearing trees, native understorey vegetation, wetlands, water bodies, rock outcrops, or significant microbat roosting opportunities. Inspection of buildings and structural elements identified no evidence of threatened fauna occupation, including microbat roosting or bird nesting activity.

The site does not contribute meaningfully to habitat connectivity, fauna movement corridors, lifecycle support functions, or ecological linkage within the surrounding landscape. Given the highly modified urban context and the retention-focused nature of the revised adaptive reuse proposal, impacts on biodiversity values — including habitat suitability, threatened species abundance, habitat connectivity, threatened species movement, water sustainability and flight path integrity are expected to be negligible.

In accordance with the Biodiversity Conservation Act 2016 and the NSW BDAR Waiver Guidelines, the proposal:

- Will not clear remnant native vegetation or threatened ecological communities.
- Will not remove vegetation associated with any mapped Plant Community Type (PCT) relevant to the locality.
- Will not significantly impact threatened species or threatened ecological communities due to the absence of suitable habitat and ecological values.
- Will not substantially affect fauna movement, flight paths, or habitat connectivity.
- Will not impact water-dependent ecosystems, wetlands, or aquatic habitat features.



- Will not result in significant biodiversity impacts associated with human-made structures, non-native vegetation, or non-natural water bodies.

Based on the findings of this assessment, the proposed development is unlikely to significantly affect biodiversity values and is considered to meet the eligibility criteria for a BDAR Waiver.



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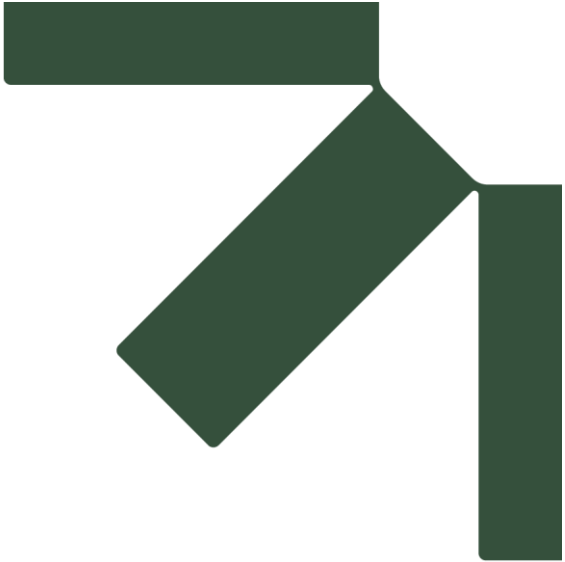
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Appendix A Historic Aerial Imagery

5 Blue Street, North Sydney Development

Zurich Australian Insurance Properties Pty Ltd

SLR Project No: 610.034023.00002

1 June 2026

Figure A1: Extract of 1970 Historic Aerial Imagery, showing site boundary in red dashed line for 5 Blue Street, North Sydney (DFSI 2025)



Figure A2: Extract Of 1986 Historic Aerial Imagery, showing site boundary in red dashed for 5 Blue Street, North Sydney (DFSI 2025)



Figure A3: Extract Of 2016 Historic Aerial Imagery, showing indicative site boundary in yellow for 5 Blue Street (Nearmap 2026)

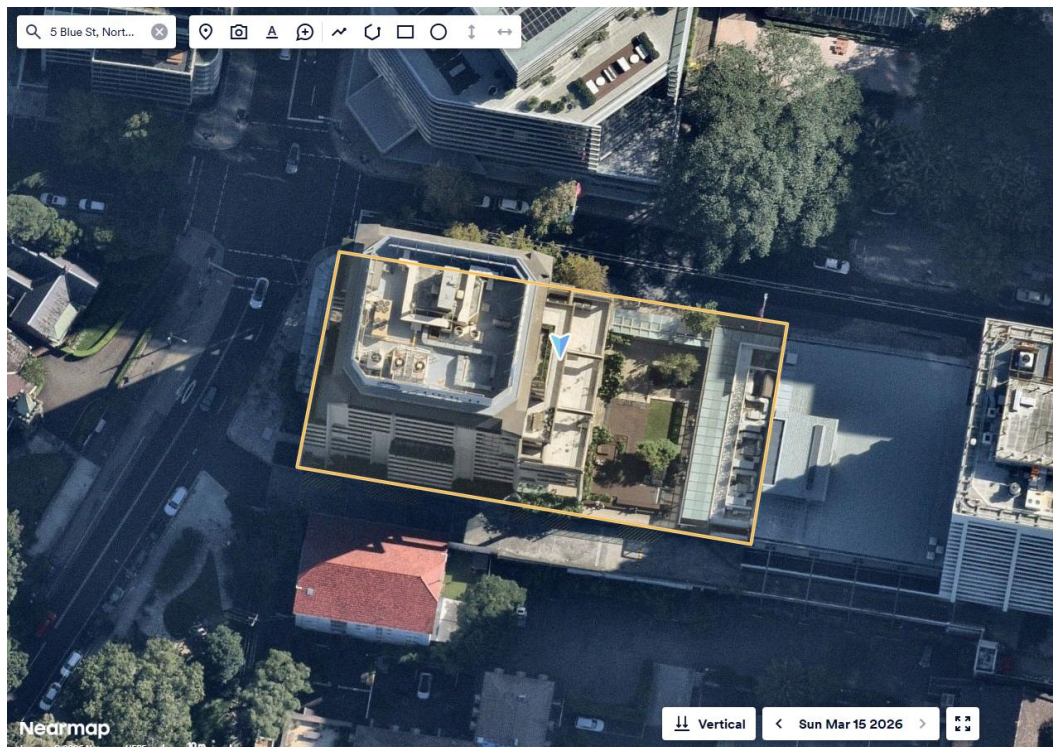
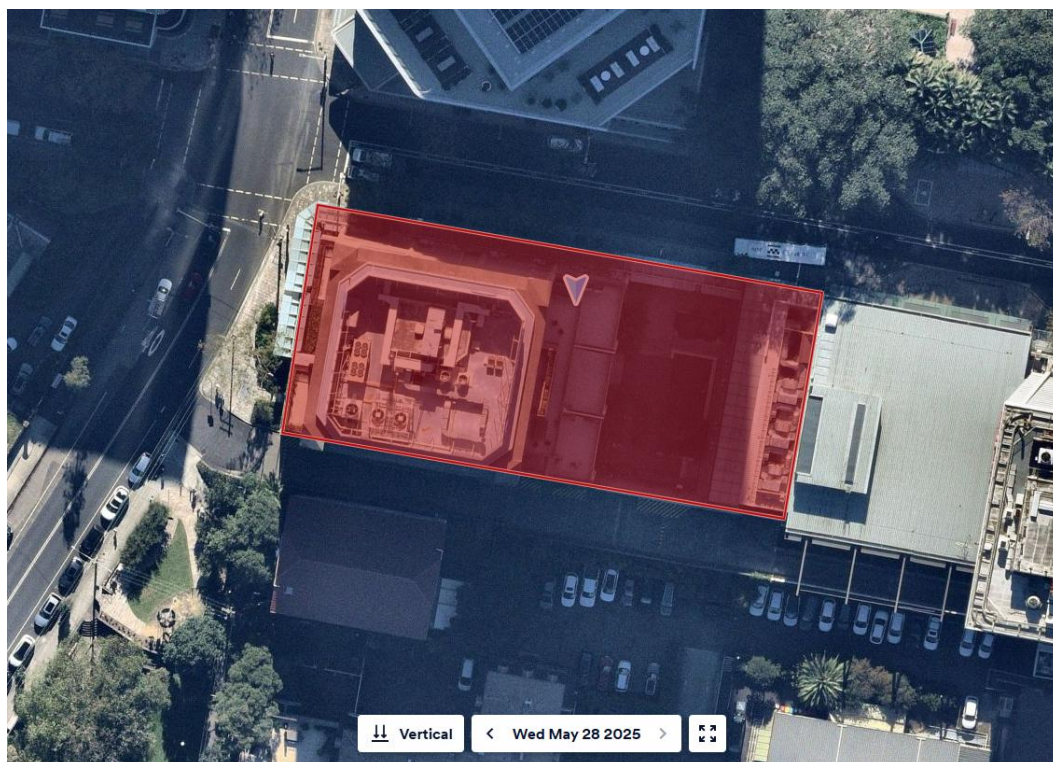
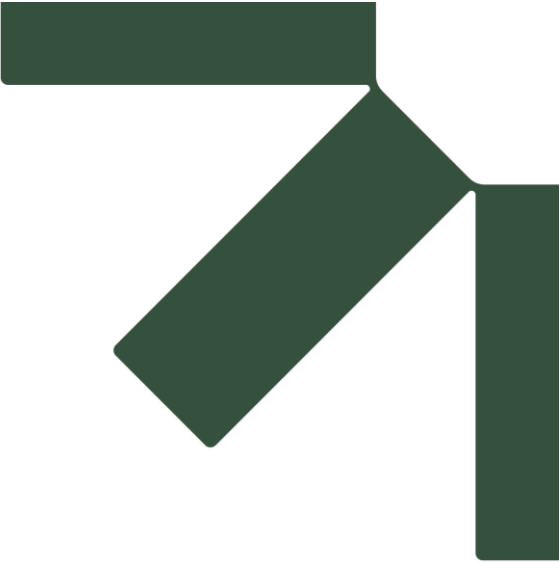


Figure A4: Extract Of 2025 Historic Aerial Imagery, showing indicative site boundary in red for 5 Blue Street (Nearmap 2025)





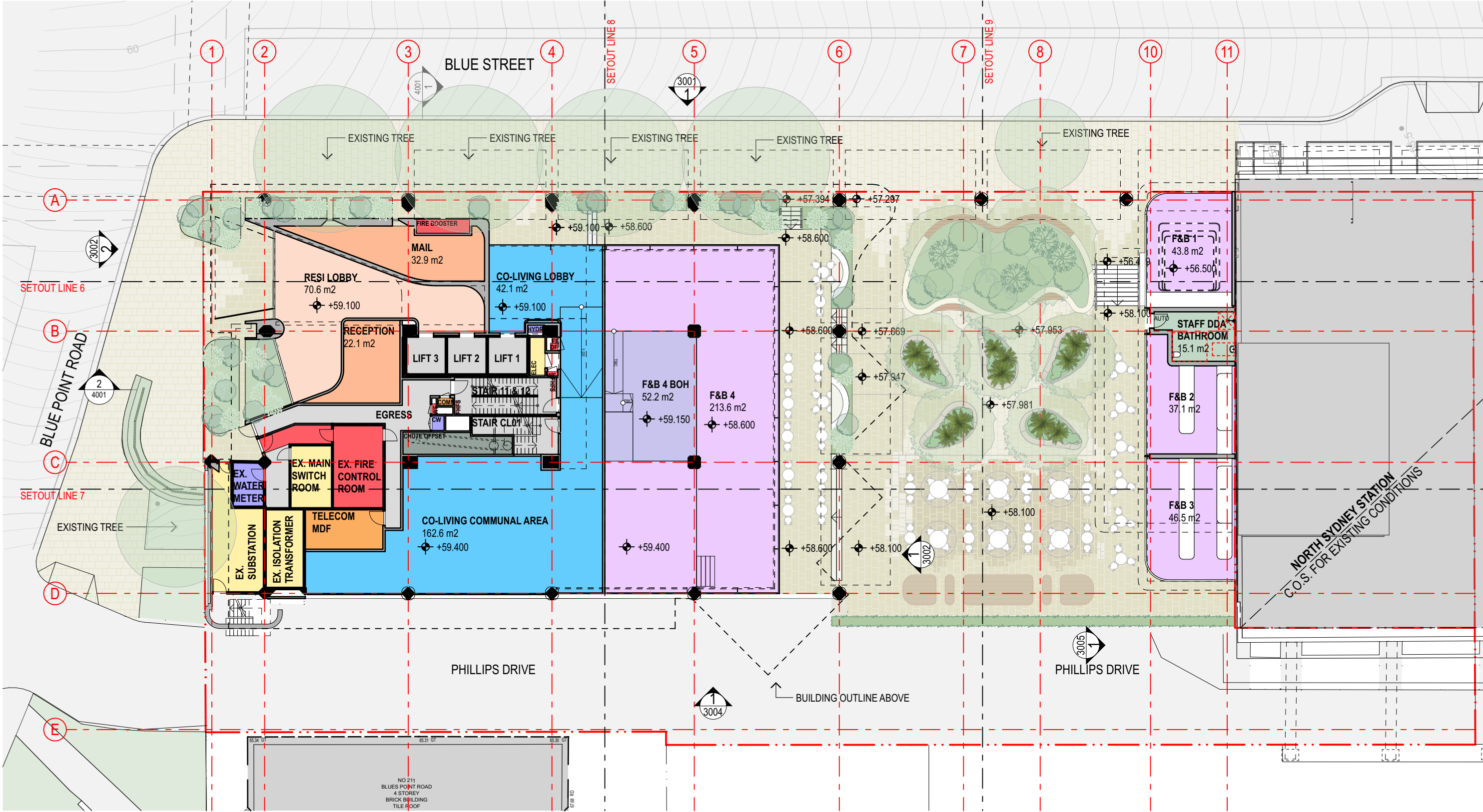
Appendix B Updated Architectural Plans – Adaptive Reuse Scheme

5 Blue Street, North Sydney Development

Zurich Australian Insurance Properties Pty Ltd

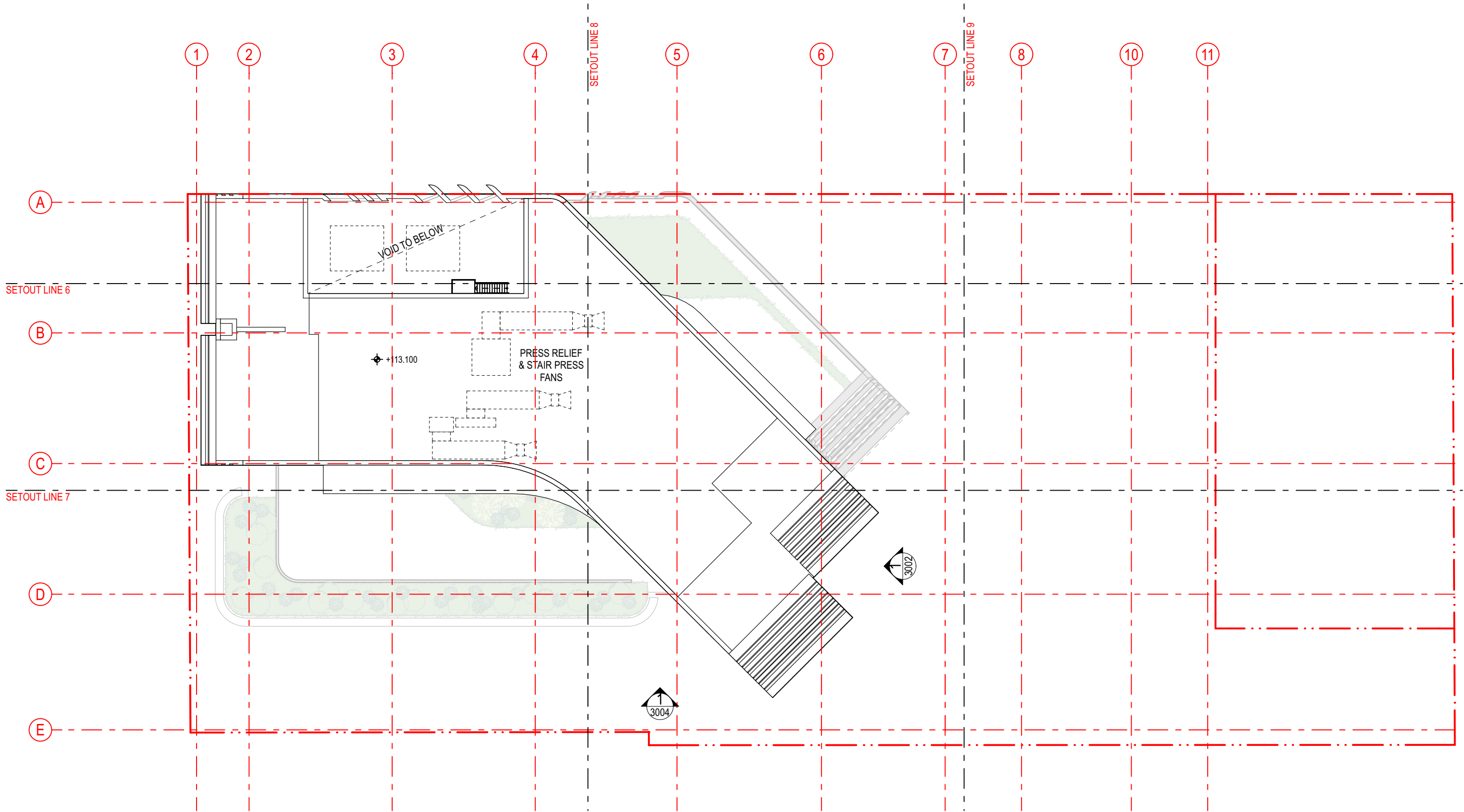
SLR Project No: 610.034023.00002

1 June 2026

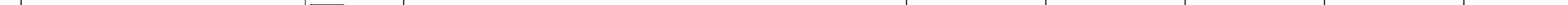


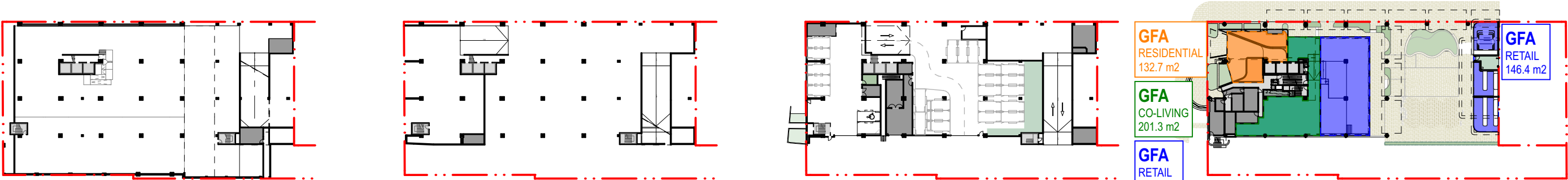
PRELIMINARY

5 Blue St Cammeraygal 5 Blue St North Sydney NSW 2060	Ground Floor Plan	Existing	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	0	2.5	5	10m	
	General Arrangement Plans	New	01 - WIP		Work in Progress	NZ		1:250 @ A3	z5b	2000	01 - WIP					

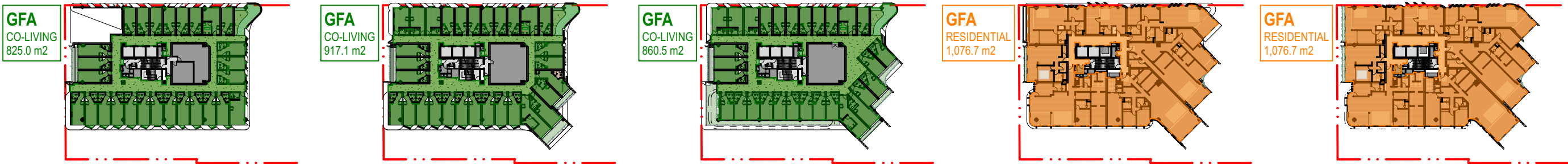


PRELIMINARY

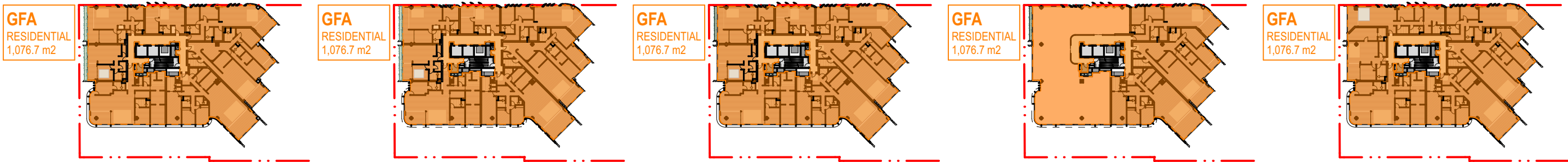
5 Blue St Cammeraygal 5 Blue St North Sydney NSW 2060	Roof Plant	Existing	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	0	2.5	5	10m	
	General Arrangement Plans	New	01 - WIP		Work in Progress	NZ		1:250 @ A3	z5b	2015	01 - WIP					



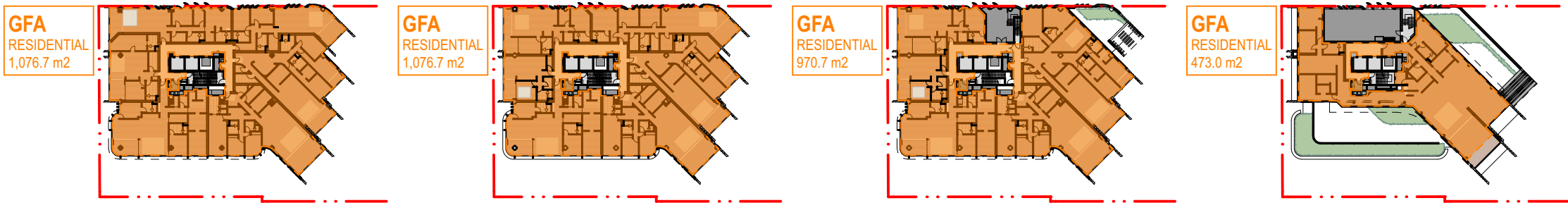
[Ex. L02] Basement 1:1000 [Ex. L03] Basement Mezz 1:1000 [Ex. L04 | Phillips Dr] Lower Ground 1:1000 [Ex. L05 | Blue St] Ground Floor 1:1000



[Ex. L06] Level 01 1:1000 [Ex. L07] Level 02 1:1000 [Ex. L08] Level 03 1:1000 [Ex. L09] Level 04 1:1000 [Ex. L10] Level 05 1:1000

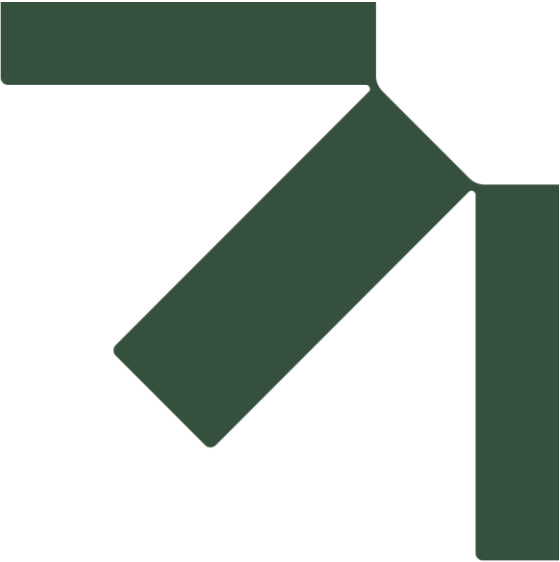


[Ex. L11] Level 06 1:1000 [Ex. L12] Level 07 1:1000 [Ex. L13] Level 08 1:1000 [Ex. L14] Level 09 1:1000 [Ex. L15] Level 10 1:1000



[Ex. L16] Level 11 1:1000 [Ex. Plant] Level 12 1:1000 [New] Level 13 1:1000 [New] Level 14 1:1000

5 Blue St Cammeraygal 5 Blue St North Sydney NSW 2060	GFA Plans GFA Plans	Existing New	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	02.55 0 2.5 5 10m
			01 - WIP	Work in Progress	Work in Progress	NZ		1:250 @ A3	z5b	2800	01 - WIP	



Appendix C BioNet Atlas Search Results

5 Blue Street, North Sydney Development

Zurich Australian Insurance Properties Pty Ltd

SLR Project No: 610.034023.00002

1 June 2026

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

Scientific Name	Common name	NSW status	EPBC Act	No. records
<i>Pseudophryne australis</i>	Red-crowned Toadlet	V,P		215
<i>Litoria aurea</i>	Green and Golden Bell Frog	E1,P	V	2
<i>Caretta caretta</i>	Loggerhead Turtle	E1,P	E	6
<i>Chelonia mydas</i>	Green Turtle	V,P	V	3
<i>Dermochelys coriacea</i>	Leatherback Turtle	E1,P	E	1
<i>Anseranas semipalmata</i>	Magpie Goose	V,P		1
<i>Stictonetta naevosa</i>	Freckled Duck	V,P		2
<i>Phaethon lepturus</i>	White-tailed Tropicbird	P	C,J	2
<i>Ptilinopus regina</i>	Rose-crowned Fruit-Dove	V,P		6
<i>Ptilinopus superbus</i>	Superb Fruit-Dove	V,P		19
<i>Apus pacificus</i>	Fork-tailed Swift	P	C,J,K	13
<i>Hirundapus caudacutus</i>	White-throated Needletail	V,P	V,C,J,K	37
<i>Diomedea exulans</i>	Wandering Albatross	E1,P	V	1
<i>Ardenna carneipes</i>	Flesh-footed Shearwater	V,P	J,K	1
<i>Ardenna grisea</i>	Sooty Shearwater	P	J	1
<i>Ardenna pacifica</i>	Wedge-tailed Shearwater	P	J	18
<i>Ardenna tenuirostris</i>	Short-tailed Shearwater	P	C,J,K	13
<i>Pterodroma leucoptera leucoptera</i>	Gould's Petrel	V,P	E	1
<i>Botaurus poiciloptilus</i>	Australasian Bittern	E1,P	E	1
<i>Ixobrychus flavicollis</i>	Black Bittern	V,P		2
<i>Erythrotriorchis radiatus</i>	Red Goshawk	E1,P,2	E	1
<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	V,P		101
<i>Hieraaetus morphnoides</i>	Little Eagle	V,P		4



Scientific Name	Common name	NSW status	EPBC Act	No. records
<i>Lophoictinia isura</i>	Square-tailed Kite	V,P,3		1
<i>Pandion cristatus</i>	Eastern Osprey	V,P,3		34
<i>Burhinus grallarius</i>	Bush Stone-curlew	E1,P		8
<i>Haematopus fuliginosus</i>	Sooty Oystercatcher	V,P		16
<i>Haematopus longirostris</i>	Pied Oystercatcher	E1,P		7
<i>Charadrius mongolus</i>	Lesser Sand-plover	V,P	E,C,J,K	1
<i>Pluvialis squatarola</i>	Grey Plover	V,P	V,C,J,K	5
<i>Rostratula australis</i>	Australian Painted Snipe	E1,P	E	2
<i>Actitis hypoleucos</i>	Common Sandpiper	P	C,J,K	2
<i>Gallinago hardwickii</i>	Latham's Snipe	V,P	V,J,K	2
<i>Limosa lapponica</i>	Bar-tailed Godwit	P	C,J,K	2
<i>Tringa stagnatilis</i>	Marsh Sandpiper	P	C,J,K	1
<i>Turnix maculosus</i>	Red-backed Button-quail	V,P		1
<i>Stercorarius parasiticus</i>	Arctic Jaeger	P	C,J,K	1
<i>Stercorarius pomarinus</i>	Pomarine Jaeger	P	C,J,K	3
<i>Gygis alba</i>	White Tern	V,P		1
<i>Hydroprogne caspia</i>	Caspian Tern	P	J	2
<i>Onychoprion fuscatus</i>	Sooty Tern	V,P		5
<i>Sterna hirundo</i>	Common Tern	P	C,J,K	17
<i>Sternula albifrons</i>	Little Tern	E1,P	C,J,K	2
<i>Thalasseus bergii</i>	Crested Tern	P	J	143
<i>Calyptrorhynchus lathamii</i>	South-eastern Glossy Black-Cockatoo	V,P,2	V	6
<i>Lathamus discolor</i>	Swift Parrot	E1,P	CE	17
<i>Parvipsitta pusilla</i>	Little Lorikeet	V,P		11
<i>Cuculus optatus</i>	Oriental Cuckoo	P	C,J,K	3
<i>Ninox connivens</i>	Barking Owl	V,P,3		13
<i>Ninox strenua</i>	Powerful Owl	V,P,3		2656



Scientific Name	Common name	NSW status	EPBC Act	No. records
<i>Tyto novaehollandiae</i>	Masked Owl	V,P,3		4
<i>Tyto tenebricosa</i>	Sooty Owl	V,P,3		2
<i>Anthochaera phrygia</i>	Regent Honeyeater	E4A,P,2	CE	1
<i>Melithreptus gularis gularis</i>	Black-chinned Honeyeater (eastern subspecies)	V,P		1
<i>Daphoenositta chrysoptera</i>	Varied Sittella	V,P		2
<i>Artamus cyanopterus cyanopterus</i>	Dusky Woodswallow	V,P		5
<i>Petroica boodang</i>	Scarlet Robin	V,P		1
<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	V,P	E	7
<i>Isodon obesulus obesulus</i>	Southern Brown Bandicoot (eastern)	E1,P	E	2
<i>Phascolarctos cinereus</i>	Koala	E1,P	E	14
<i>Cercartetus nanus</i>	Eastern Pygmy-possum	V,P		1
<i>Petaurus norfolcensis</i>	Squirrel Glider	V,P		1
<i>Aepyprymnus rufescens</i>	Rufous Bettong	V,P		1
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	V,P	V	5570
<i>Saccolaimus flaviventris</i>	Yellow-bellied Sheath-tail-bat	V,P		8
<i>Micronomus norfolkensis</i>	Eastern Coastal Free-tailed Bat	V,P		19
<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat	E1,P	E	8
<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	V,P		5
<i>Myotis macropus</i>	Southern Myotis	V,P		533
<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	V,P		1
<i>Vespadelus troungtoni</i>	Eastern Cave Bat	V,P		1
<i>Miniopterus australis</i>	Little Bent-winged Bat	V,P		53



Scientific Name	Common name	NSW status	EPBC Act	No. records
<i>Miniopterus orianae oceanensis</i>	Large Bent-winged Bat	V,P		150
<i>Arctocephalus forsteri</i>	New Zealand Fur-seal	V,P		30
<i>Arctocephalus pusillus doriferus</i>	Australian Fur-seal	V,P		13
<i>Eubalaena australis</i>	Southern Right Whale	E1,P	E	5
<i>Petalura gigantea</i>	Giant Dragonfly	E1		1
<i>Allocasuarina portuensis</i>	Nielsen Park She-oak	E1,3	E	131
<i>Doryanthes palmeri</i>	Giant Spear Lily	V,P		2
<i>Tetradlea glandulosa</i>		V		11
<i>Tetradlea juncea</i>	Black-eyed Susan	V	V	3
<i>Epacris purpurascens</i> var. <i>purpurascens</i>		V		7
<i>Amperea xiphoclada</i> var. <i>pedicellata</i>		E4	X	1
<i>Euphorbia psammogeton</i>	Sand spurge	E1		2
<i>Acacia bynoeana</i>	Bynoe's Wattle	E1	V	12
<i>Acacia terminalis</i> subsp. <i>Eastern Sydney</i>	Sunshine wattle	E1	E	2457
<i>Grammitis stenophylla</i>	Narrow-leaf Finger Fern	E1,3		1
<i>Camarophyllopsis kearneyi</i>		E1		1
<i>Hygrocybe aurantipes</i>		V		2
<i>Hygrocybe austropratensis</i>		E1		1
<i>Hygrocybe collucera</i>		E1		1
<i>Hygrocybe griseoramosa</i>		E1		1
<i>Hygrocybe lanecovensis</i>		E1		29
<i>Hygrocybe lanecovensis</i>		E1		29
<i>Hygrocybe reesiaae</i>		V		4



Scientific Name	Common name	NSW status	EPBC Act	No. records
<i>Prostanthera marifolia</i>	Seaforth Mintbush	E4A,3	CE	7
<i>Lasiopetalum joyceae</i>		V	V	1
<i>Callistemon linearifolius</i>	Netted Bottle Brush	V,3		2
<i>Eucalyptus camfieldii</i>	Camfield's Stringybark	V	V	11
<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	V	V	9
<i>Eucalyptus pulverulenta</i>	Silver-leafed Gum	V	V	1
<i>Eucalyptus scoparia</i>	Wallangarra White Gum	E1	V	5
<i>Melaleuca biconvexa</i>	Biconvex Paperbark	V	V	1
<i>Melaleuca deanei</i>	Deane's Paperbark	V	V	2
<i>Rhodamnia rubescens</i>	Scrub Turpentine	E4A	CE	2
<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	V	V	86
<i>Triplarina imbricata</i>	Creek Triplarina	E1	E	1
<i>Caladenia tessellata</i>	Thick Lip Spider Orchid	V,P,2	V	6
<i>Prasophyllum fuscum</i>	Slaty Leek Orchid	E4A,P,2	V	1
<i>Sarcochilus hartmannii</i>	Hartman's Sarcochilus	V,P,2	V	1
<i>Dichanthium setosum</i>	Bluegrass	V	V	1
<i>Grevillea caleyi</i>	Caley's Grevillea	E4A,3	CE	6
<i>Persoonia hirsuta</i>	Hairy Geebung	E1,P,3	E	4
<i>Asterolasia buxifolia</i>		E4A	CE	1
<i>Pimelea curviflora</i> var. <i>curviflora</i>		V	V	5

Data from the BioNet Atlas website, which holds records from a number of custodians. The data are only indicative and cannot be considered a comprehensive inventory, and may contain errors and omissions. Species listed under the Sensitive Species Data Policy may have their locations denatured (^ rounded to 0.1°C; ^^ rounded to 0.01°C. Copyright the State of NSW through the Department of Planning, Industry and Environment. Search criteria : Licensed Report of all Valid Records of Threatened (listed on BC Act 2016) ,CAMBA listed ,JAMBA listed or ROKAMBA listed Entities in selected area [North: -33.79 West: 151.17 East: 151.27 South: -33.89] returned a total of 12,671 records of 114 species.

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Appendix D Site Photos

5 Blue Street, North Sydney Development

Zurich Australian Insurance Properties Pty Ltd

SLR Project No: 610.034023.00002

1 June 2026

Photo F1: General view from outside showing the site and its open area with limited vegetation



Photo F2: View from the western portion of the site with a planted



Photo F3: Set of planted the two native species found on site (Lemon-scented gum and a Bottlebrush)



Photo F4: Second set with non-native vegetation in the eastern portion of the site

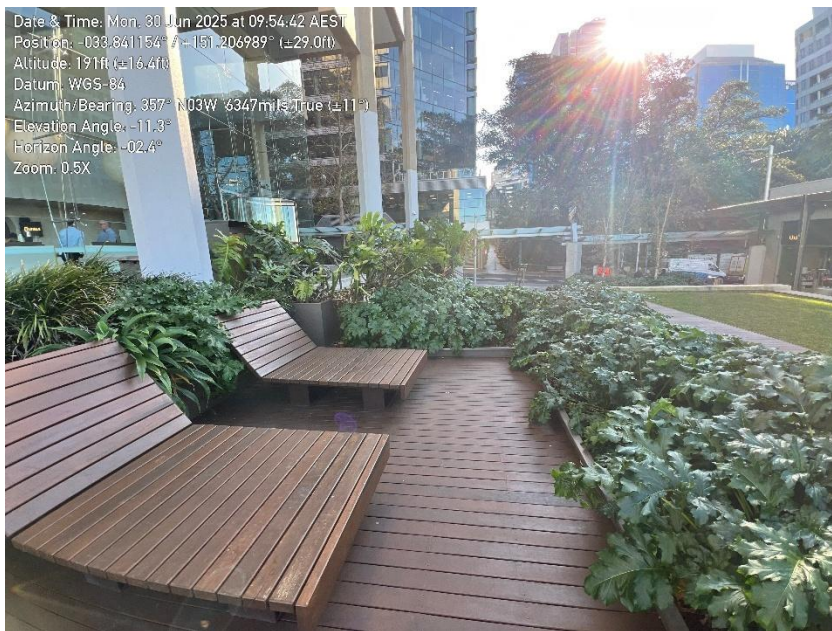


Photo F5: View outside in the carpark showing a mesh screen which would be preventing bats from entering the building



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



Photo F7: General view of the carpark and environment that was checked carrying the bat detector

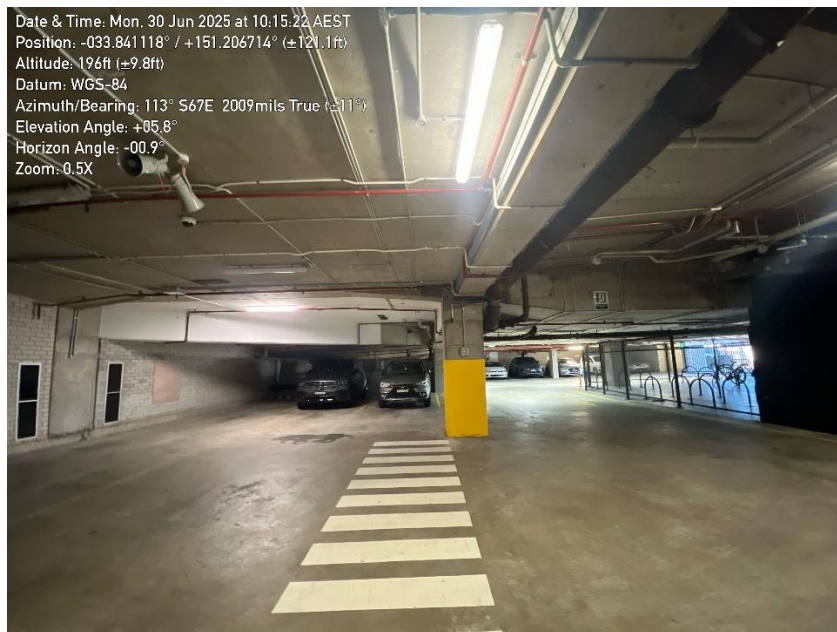
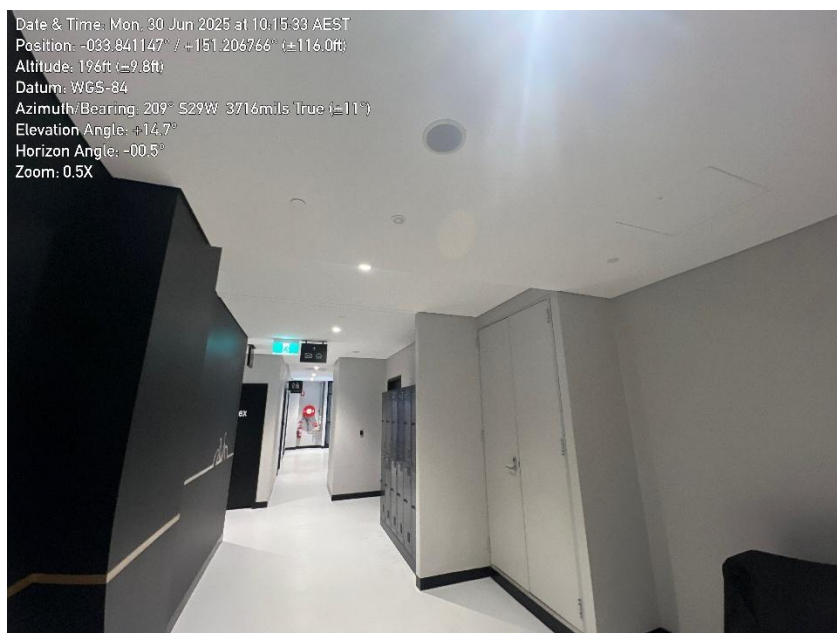
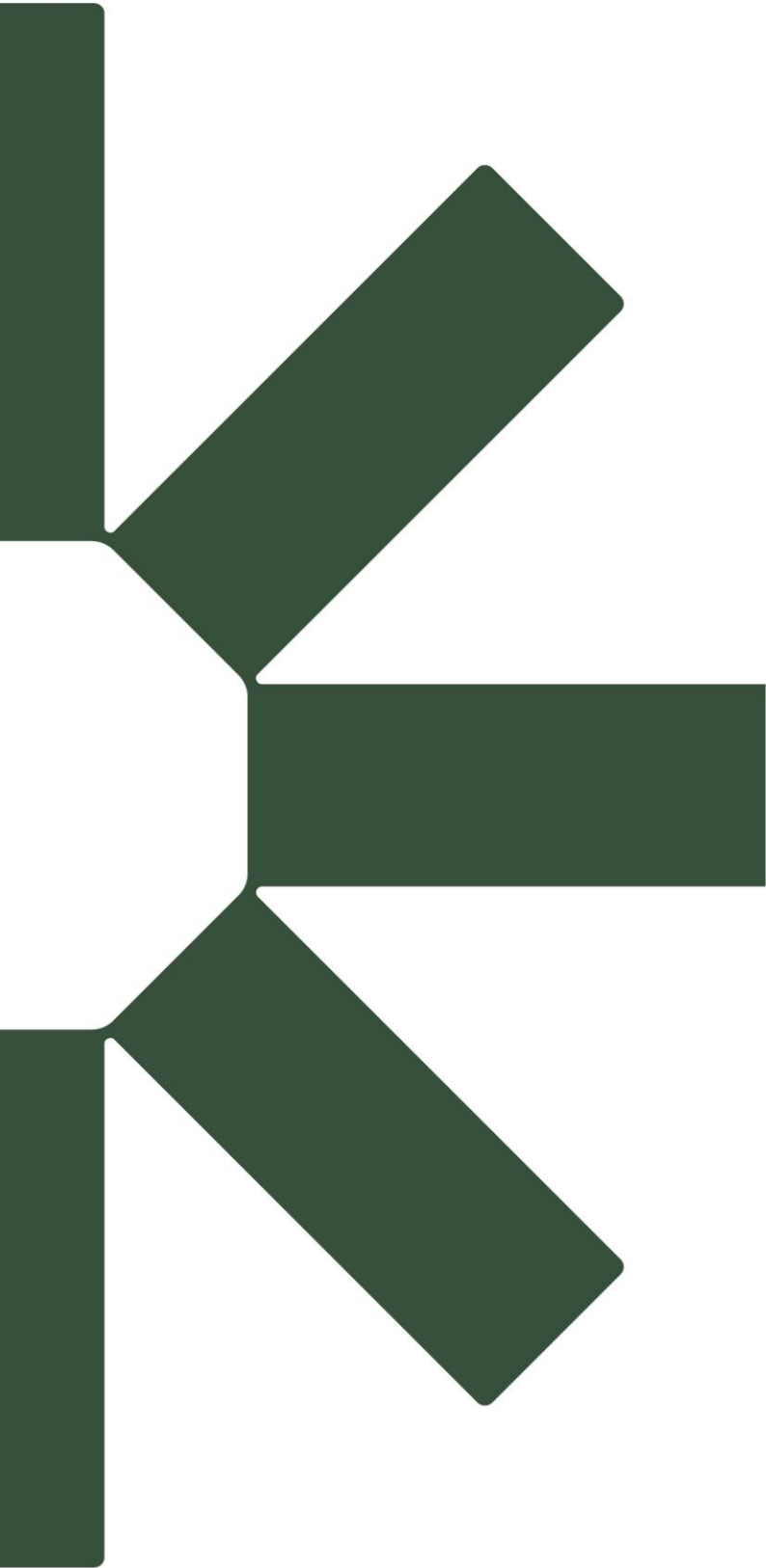


Photo F8: Internal view of the building





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