132-134 Beecroft Road, Beecroft

Biodiversity Development Assessment Report Waiver

Final Report

Prepared for Thompson Health Care

2 December 2025

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- Northside Constructions: Peter Wood and Andrew Elmslie.
- Australian Commonwealth Department of Climate Change, Energy, the Environment and Water for access to the Protected Matters Search Tool of the Australian Government.
- NSW Department of Climate Change, Energy, the Environment and Water for access to the BioNet Atlas of NSW Wildlife.

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- Jemma Giuliano (assistance with reporting).
- Olivia Williams (mapping).
- Paul Price and Matthew Hyde (quality assurance).

Biosis acknowledges the Aboriginal and Torres Strait Islander peoples as Traditional Custodians of the land on which we live and work.

We pay our respects to the Traditional Custodians and Elders past and present and honour their connection to Country and ongoing contribution to society.

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1 Introduction

This biodiversity assessment has been prepared for Thompson Health Care to support a State Significant Development application (SSDA) (SSD-86878982) for a new residential aged care facility (RACF) located at 132-134 Beecroft Road, Beecroft in New South Wales (NSW) (the study area; Figure 1).

Biosis Pty Ltd was commissioned by Thompson Health Care to undertake a biodiversity assessment of the study area (Figure 1). The proposed development involves the construction of a new residential aged care facility accommodating approximately 143 beds. Associated project works will include the demolition of one existing building, stormwater management and extensive landscape treatment, fencing, and the relocation of one small cottage from the northern portion of the study area.

The proposed development satisfies the definition of State Significant Development (SSD) pursuant to Schedule 1, Section 28 of *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP) as the development constitutes seniors housing in the form of a residential care facility with an estimated cost of development (EDC) exceeding $30 million within the Greater Sydney region.

1.1 Project Background

1.1.1 Study area description

The study area is located at 132-134 Beecroft Road, Beecroft and is comprised of Lot C of DP317843 and Lot F of DP15298. The study area covers approximately 0.79 hectares and is located approximately 600 metres south of Beecroft Station and Beecroft Village Shopping Centre, and 18 kilometres north-west of the Sydney Central Business District (CBD). The study area is zoned as R2 (Low Density Residential) under the *Hornsby Local Environment Plan 2013* (Hornsby LEP) while the surrounding land is mixed characterised by public recreation reserves, environmental conservation area and residential development.

The study area is within the:

- Sydney Basin Interim Biogeographic Regionalisation for Australia (IBRA) region and Cumberland IBRA subregion.
- Greater Sydney Local Land Services (LLS) region.
- Lane Cove River – Sydney Harbour Catchment.
- Hornsby Shire Local Government Area (LGA).

1.2 Purpose of this assessment

This biodiversity assessment supports an application for a Biodiversity Development Assessment Report (BDAR) Waiver to satisfy the requirements of the project's Secretary Environmental Assessment Requirements (SEARs). This report details the ecological characteristics of the study area, outlines the implementation of avoidance measures, assesses the likelihood of impacts on threatened biota resulting from the project, and presents conclusions and recommendations to support the proposed works. The assessment includes a determination on the presence of any threatened flora, fauna, populations or ecological communities (entities) within the study area, listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) or the NSW *Biodiversity Conservation Act 2016* (BC Act). Where applicable, it

also assesses the impacts of the project on any such species or their habitats and addresses the requirements of a BDAR Waiver application.

A BDAR Waiver will only be issued in limited circumstances where the Planning Agency Head and the Environment Agency Head (or their delegates) determine that the proposed development is not likely to have any significant impact on biodiversity values.

The project will be assessed under Part 4 of the NSW *Environmental Planning & Assessment Act 1979* (EP&A Act). As entrance to the Biodiversity Offset Scheme (BOS) is mandatory for SSD applications, a BDAR or BDAR Waiver will be required to satisfy the project's SEARs as detailed in Table 1.

Table 1 Response to relevant SEARs

Issue and Assessment Requirements	Response	Evidence
16 Biodiversity		
Unless a Waiver has been granted, provide a Biodiversity Development Assessment Report (BDAR) that assesses any biodiversity impacts associated with the development in accordance with the Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method 2020.	Biosis have undertaken a thorough site investigation and have concluded that no significant impacts will occur as a result of the works. Therefore, a BDAR Waiver has been prepared.	This ecological impact assessment and supporting BDAR Waiver request.
If the development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification.	The site does not occur on biodiversity certified land.	Not applicable.

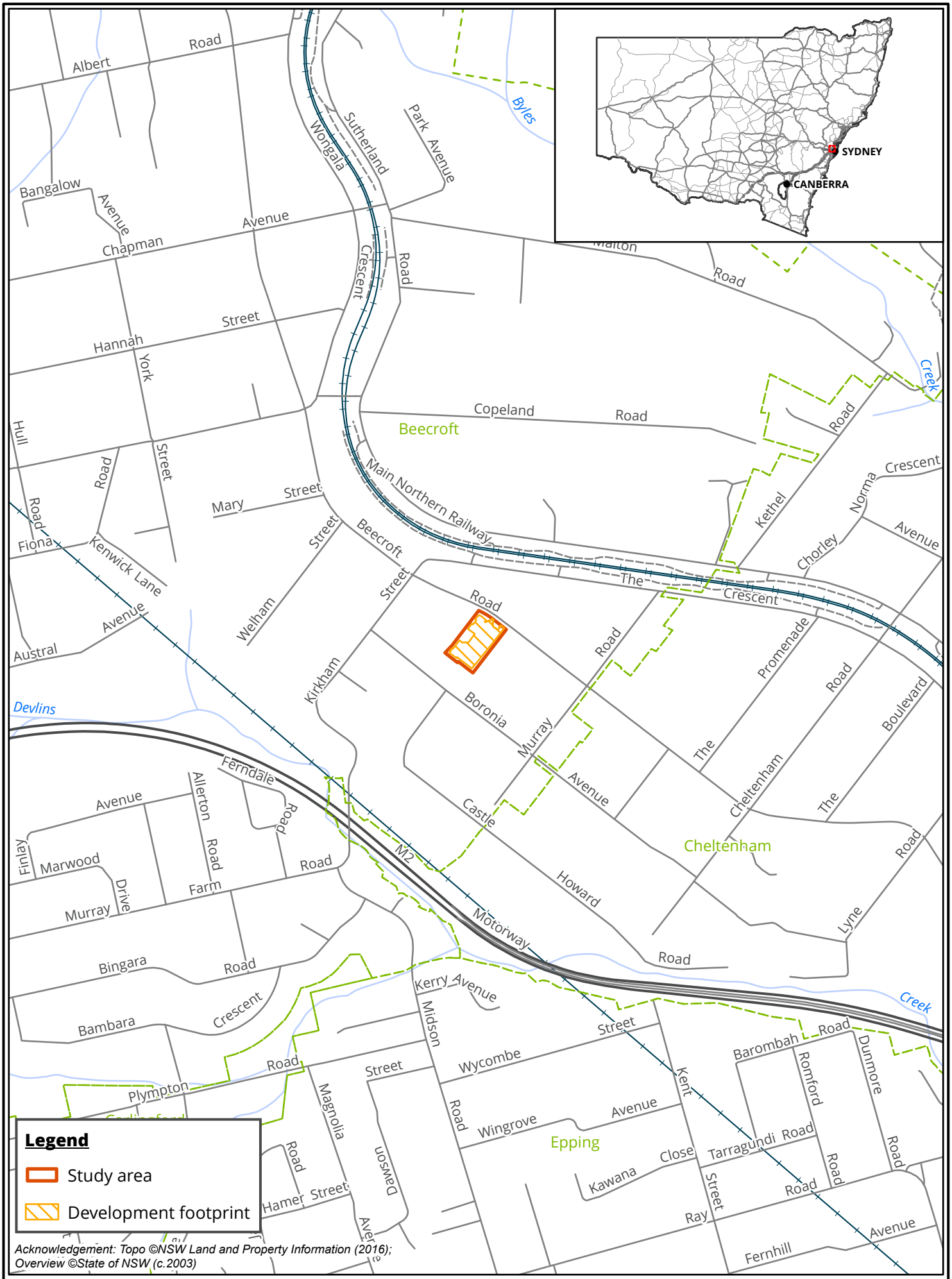

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Figure 1 Location of the study area

Matter: 43253, Date: 16 September 2025,
Prepared for: DM, Prepared by: OW, Last edited by: owilliams
Location: P:\43200s\43253\Mapping\
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Layout: 43253_F1_Locality

0 80 160 240 320 400
Metres
Scale 1:10,000@ A4, GDA2020 MGA Zone 56

N

2 Methods

2.1 Database and literature review

Prior to completing the field investigation, information provided by Thompson Health Care as well as other key information was reviewed, including:

- Australian Commonwealth Department of Climate Change, Energy, the Environment and Water (Cth DCCEEW) Protected Matters Search Tool for matters protected by the EPBC Act (Cth DCCEEW 2025a).
- NSW Department of Climate Change, Energy, the Environment and Water (NSW DCCEEW) BioNet Atlas of NSW Wildlife, for items listed under the BC Act (NSW DCCEEW 2025a).
- NSW Department of Primary Industries (DPI) WeedWise database for Priority listed weeds under the NSW *Biosecurity Act 2015* for the Greater Sydney Local Land Services (LLS) region.
- NSW DCCEEW Vegetation Information System (VIS) mapping, including the NSW State Vegetation Type Map (SVTM) (NSW DCCEEW 2024).
- Regional soil mapping including the Soil Landscapes of the Sydney 1:100,000 Sheet (Chapman et al. 1989).
- *Preliminary Tree Assessment – 132-134 Beecroft Road, Beecroft NSW* (Jamie Oates 2025).

The implications for the project were assessed in relation to key biodiversity legislation and policy including:

- *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).
- *Environmental Planning and Assessment Act 1979* (EP&A Act).
- *Biodiversity Conservation Act 2016* (BC Act).
- *Biosecurity Act 2015* (Biosecurity Act).
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (Biodiversity and Conservation SEPP).
- *State Environmental Planning Policy (Planning Systems) 2021.*
- *Hornsby Local Environmental Plan 2013* (Hornsby LEP).
- *Hornsby Developmental Control Plan 2013* (Hornsby DCP).

2.2 Field investigation

An initial field investigation of the study area was undertaken on the 28 August 2025 by Dylan Mason (Botanist). Vegetation within the study area was surveyed using the random meander technique (Cropper 1993) over two person hours.

General classification of native vegetation in NSW used in this report is based on the classification system in Keith (2004) which uses three groupings of vegetation: vegetation formation, vegetation class and vegetation type, with vegetation type the finest grouping. The grouping referred to in this report is Plant Community Type (PCT) as defined by the Biodiversity Assessment Method (BAM) (DPIE 2020) and has been the standard used across NSW since 2016.

The vegetation mapping process follows a process where communities are stratified into PCTs broadly based on previous vegetation mapping, and the vegetation boundaries marked with a hand-held GPS in the field. Appropriate PCTs are then selected on the basis of species composition and structure, known geographical distribution, landscape position, underlying geology, soil type, and any other diagnostic features. Where PCTs are unable to be assigned, vegetation communities are described as per their characteristic species (e.g., planted native vegetation, exotic vegetation, etc.).

A habitat-based assessment was completed to determine the presence of suitable habitat for threatened species previously recorded (NSW DCCEEW 2025a) or predicted to occur (Cth DCCEEW 2025a) within 5 kilometres. This list was filtered according to species descriptions, life history, habitat preference and soil preference to determine those species most likely to be present within the study area.

2.2.1 Permits and licences

The flora and fauna assessment was conducted under the terms of Biosis' Scientific Licence issued by the NSW DCCEEW under the BC Act (SL100758, expiry date 30 June 2026). Fauna survey was conducted under approval CSB 17/892 from the NSW Animal Care and Ethics Committee (expiry date 31 January 2028).

2.2.2 Microbat habitat surveys

Microbats can roost in a variety of structures including natural sites such as trees (hollows, spouts, under bark, cracks) and caves and rock crevices, as well as human-made structures such as mines, shafts, addits, culverts, tunnels, bridges and built structures such as houses and sheds.

Structures within the study area were subject to a detailed assessment to determine the likelihood of use by threatened microbat species. The entire external area of the existing buildings was searched for potential roosting habitat and entry points.

Due to the well-maintained condition of the buildings within the study area, very few potential access points were identified. No evidence of microbat occupancy or activity was recorded during the field investigation.

3 Results

The study area is located approximately 18 kilometres north-west from Sydney CBD, in an area comprised of R2 (Low Density Residential), RE1 (Public Recreation) and RE2 (Private Recreation) land zoning under the *Hornsby Local Environment Plan 2013*.

The surrounding landscape comprises residential and educational land uses, with intersecting linear canopies along street verges. The study area is partially connected to intact vegetation along Devlins Creek, approximately 360 metres to the south-west. This vegetated corridor is partially connected to a large expanse of intact vegetation connected to and including Lane Cove National Park.

During the field investigation, the weather was sunny and windy, with temperatures ranging between 14-16°C. The site was found to comprise an operational nursing home complex and an isolated and disused residential dwelling.

No threatened flora or fauna species were recorded during the field investigation. Additionally, no potential microbat roosting habitat was identified within the study area.

Regional soil mapping indicates the study area occurs on the Glenorie Erosional soil landscape (Chapman et al. 1989). The Glenorie Erosional soil landscape is characterised by undulating to rolling low hills on Wianamatta shales. Soils in this landscape are shallow to moderately deep and dominated by podzols. Vegetation within this soil landscape has been extensively cleared since European settlement to facilitate urbanisation and population growth in Sydney. Remnant vegetation within this soil landscape comprises tall wet sclerophyll forest dominated by Blue Gum *Eucalyptus saligna* and Blackbutt *E. pilularis*, with Sweet Pittosporum *Pittosporum undulatum* and Coffee Bush *Breynia oblongifolia* common in the midstorey.

A main focus of this assessment was to determine whether the vegetation within the study area was able to be prescribed to a PCT, confirmation of the presence of any associated Threatened Ecological Communities (TECs) and identification of the presence of any suitable threatened species habitat.

3.1 Vegetation communities

The study area has been extensively modified as a result of past disturbances, including historical land clearing and the establishment of horticultural plantings, intended to complement the existing buildings and reflect the site's historical context. The study area comprises multiple buildings surrounded by landscaped gardens and managed lawns, resulting in limited connectivity with adjacent vegetation. The broader landscape is characterised by highly fragmented vegetation, with remnant patches occurring in isolation due to widespread historical clearing and ongoing urbanisation. Consequently, the vegetation within the study area is predominantly composed of exotic species.

Prior to the field investigation, Biosis confirmed that various native vegetation communities have been mapped in the broader landscape. The following PCTs are modelled to occur in the locality surrounding the study area:

- PCT 3176 – Sydney Enriched Sandstone Moist Forest.
- PCT 3136 – Blue Gum High Forest.

  - This PCT is associated with the TECs, *Blue Gum High Forest in the Sydney Basin Bioregion* (Critically Endangered Ecological Community [CEEC], BC Act) and *Blue Gum High Forest of the Sydney Basin Bioregion* (CEEC, EPBC Act).

- PCT 3262 – Sydney Turpentine Ironbark Forest.
  - This PCT is associated with the TECs, *Sydney Turpentine-Ironbark Forest in the Sydney Basin Bioregion* (CEEC, BC Act) and *Turpentine-Ironbark Forest of the Sydney Basin Bioregion* (CEEC, EPBC Act).

During the field investigation, the study area was found to comprise one native vegetation community (PCT 3136 – Blue Gum High Forest) and two vegetation communities which could not be prescribed a PCT; Planted native vegetation and Exotic vegetation. The structure and floristic composition of these communities is described in Table 2 to Table 4. These vegetation communities are shown in Figure 2. A full list of all flora species recorded at the study area during the field investigation is provided in Appendix 2.

Table 2 PCT 3136 within the study area

PCT 3136 Blue Gum High Forest	
Extent within study area	Approximately 0.03 ha of Blue Gum High Forest was recorded, all in a low condition along the north-western boundary of the study area. Although a portion of the canopy of this community overlaps with the development footprint (Figure 2), no areas of Blue Gum High Forest will be impacted under the proposal.
Description	The recorded Blue Gum High Forest occurred as a scattered canopy comprising of one tall Blue Gum and a scattered sub-canopy of Sweet Pittosporum, with no functional midstorey. The understorey of this community occurred as managed lawns dominated by exotic grasses including Annual Meadow Grass *Poa annua*, Kikuyu *Cenchrus clandestinus*, and Panic Veldtgrass *Ehrharta erecta*. Based on historical imagery, this vegetation community has been heavily cleared from the study area, however the isolated Blue Gum has been retained and is suspected to be at least 90 years old, as supported by the Preliminary Tree Assessment (Jamie Oates 2025).
Associated soils, rainfall and landscape position	Blue Gum High Forest occurs as a tall open forest with a high cover of Blue Gum and a midstorey that regularly includes Sweet Pittosporum. The community is known from areas of Sydney's north shore which receive high annual rainfall and occurs on shale substrates. Based on the composition of species and position of the community within the landscape, this patch can be assigned to the PCT 3136.
Threatened ecological community	**Commonwealth EPBC Act**: associated with the Critically Endangered Ecological Community (CEEC), *Blue Gum High Forest of the Sydney Basin Bioregion*. • Justification: Not listed. Although the patch of PCT 3136 comprises flora species typical of this CEEC, the patch is <1 ha and is therefore ineligible for listing as *Blue Gum High Forest of the Sydney Basin Bioregion* (Threatened Species Scientific Committee 2005). **NSW BC Act**: associated with the CEEC, *Blue Gum High Forest in the Sydney Basin Bioregion*. • Justification: Listed. The patch of PCT 3136 meets the criteria for listing for this CEEC as the community occurs as an assemblage of characteristic flora species and occurs in the north shore of Sydney on a soil landscape derived from Wianamatta shales (NSW Threatened Species Scientific Committee 2011).

PCT 3136 Blue Gum High Forest	
Photo	 **Photo 1 PCT 3136 in low condition within the study area**

Table 3 Planted native vegetation within the study area

Planted native vegetation	
Extent within study area	A total of 0.06 ha of this vegetation community is present.
Description	This vegetation type was not able to be assigned to a PCT as the species assemblage present did not conform to a recognised PCT known to occur within the Sydney Basin IBRA region. Planted native vegetation within the study area was found to isolated trees and landscaped gardens throughout the study area. Canopy species recorded within the vegetation type included Queensland Brush Box *Lophostemon confertus,* Brush Cherry *Syzygium australe*, and Weeping Bottlebrush *Callistemon viminalis*. The understorey of this community included the exotic species Panic Veldtgrass and Common Chickweed *Stellaria media*. Along the south-western boundary of the study area, the community occurred as a tall hedge of Weeping Lilly Pilly *Waterhousea floribunda*.

Planted native vegetation	
Photo	

Photo 2 Planted native vegetation within the study area

Table 4 Exotic vegetation within the study area.

Exotic vegetation	
Extent within study area	A total of 0.31 hectares of this vegetation community is present.
Description	This vegetation type comprised mostly exotic plants introduced to NSW and as such, could not be assigned to a PCT as the species assemblage present did not conform to a recognised PCT known to occur within the Sydney Basin IBRA region. Because the vegetation zone was dominated by exotic species, it was also not possible to group it together as planted native vegetation. Exotic vegetation occurred throughout the study area as isolated planted specimens, maintained lawns and as ornamental species within garden beds. Where a canopy was present, it was dominated by Camphor Laurel *Cinnamomum camphora*, Jacaranda *Jacaranda mimosifolia* and Southern Magnolia *Magnolia grandiflora*. Areas of exotic vegetation generally lacked a midstratum, however the exotic shrubs Camelia *Camelia japonica,* Japanese box *Buxus microphylla,* and Japanese Sacred Bamboo *Nandina domestica* were present. The ground cover was dominated by Lily of the Nile *Agapanthus africanus* and in shaded areas, Panic Veldtgrass was present. The ground layer occurred as maintained lawns, where it was dominated by exotic grasses including Annual Meadow Grass and Kikuyu. Exotic forbs were also present within the lawn including Spotted Burr Medic *Medicago arabica* and *Oxalis pes-caprae*.

Exotic vegetation	
Photos	

Photo 3 Exotic vegetation within the study area

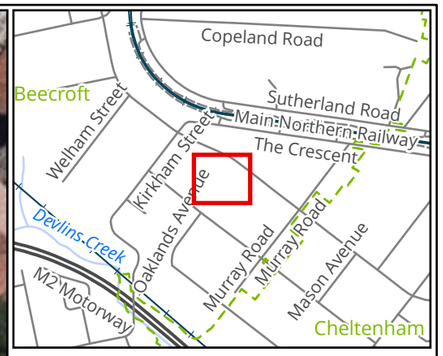
3.1.1 Priority weeds

The Biosecurity Act provides for the identification, classification and control of priority weeds with the purpose of determining if a biosecurity risk is likely to occur. A priority weed is any weed identified in a local strategic plan, for a region that includes that land or area, as a weed that is or should be prevented, managed, controlled or eradicated in the region.

One priority weed Ground Asparagus *Asparagus aethiopicus* for the Greater Sydney LLS region, which includes the Hornsby Shire LGA, was recorded in the study area. The General Biosecurity Duty applies to all priority weeds as outlined in the Biosecurity Act. The duty states that:

> *All plants are regulated with a general biosecurity duty to prevent, eliminate or minimise any biosecurity risk they may pose. Any person who deals with any plant, who knows (or ought to know) of any biosecurity risk, has a duty to ensure the risk is prevented, eliminated or minimised, so far as is reasonably practicable.*

To prevent biosecurity impacts from occurring as a result of the presence of the identified priority weed in the study area, all practical steps should be taken to control and eradicated the weeds from the study area as per the relevant biosecurity duties outlined above, or prior to or during any future vegetation removal.



Legend

- Study area
- Development footprint
- Lot
- Disused drey
- Stag

Plant community type

- 3136 - Low
- Planted native vegetation
- Exotic vegetation

Figure 2 Ecological features of the study area

0 5 10 15 20

Metres

Scale: 1:500@ A3

Coordinate System: GDA2020 MGA Zone 56

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Matter: 43253, Date: 16 September 2025,
Prepared for: DM, Prepared by: OW, Last edited by: owilliams
Location: P:\43200s\43253\Mapping\
43253_132-134_Beecroft_Rd_BDAR_Waiver,
Layout: 43253_F2_EcoFeatures

3.2 Threatened species

Background searches identified 48 threatened flora species and 66 threatened fauna species recorded (NSW DCCEEW 2025a) or predicted to occur (Cth DCCEEW 2025a) within 5 kilometres of the study area. A likelihood of occurrence assessment was undertaken for each of these species and is included in Appendix 3 (Flora) and Appendix 4 (Fauna), respectively. No threatened entities were determined to have a moderate or greater likelihood of occurrence within the study area due to the absence of suitable habitat, largely a result of the highly modified nature of the study area. However, the following species have been recorded or are predicted to occur within five kilometres of the study area and are considered to have some potential to utilise limited or marginal habitat within the study area. Species recorded or predicted to occur within five kilometres of the study area, and not listed below, are considered to have a negligible likelihood of occurrence due to the absence of suitable habitat.

Flora

- *Darwinia biflora* (Vulnerable, EPBC Act and BC Act).
- *Epacris purpurascens* var. *purpurascens* (Vulnerable, BC Act).
- *Tetratheca glandulosa* (Vulnerable, BC Act).

Fauna

- Grey-headed Flying-fox *Pteropus poliocephalus* (Vulnerable, EPBC Act and BC Act).
- Powerful Owl *Ninox strenua* (Vulnerable, BC Act).

Further discussion of flora and fauna habitat within the study area, including their relevance to threatened species, are detailed below in Sections 3.2.1 and 3.2.2.

3.2.1 Flora species habitat assessment

Vegetation within the study area is highly unlikely to support threatened flora species, as it lacks natural floristic diversity and shows minimal native understorey development or natural recruitment. The simplified floristic structure, dominance of non-native species and horticultural plantings, and long-term disturbance from historical land clearing and ongoing horticultural maintenance have collectively removed the ecological characteristics necessary to support threatened flora. Consistent with these conditions, no threatened flora species were recorded during the field investigation.

3.2.2 Fauna species habitat assessment

Flowering perennial species that may provide seasonal feed and nectar resources recorded within the study area were limited to Brush Cherry, Queensland Brush Box and Weeping Bottlebrush. While species such as the Grey-headed Flying-fox may utilise these resources in the wider landscape, due to the disturbed nature of the study area, the dominance of exotic vegetation, and abundance of resources within the broader locality, these highly transient species are unlikely to rely on the study area for sustained foraging. The closest camp is located approximately 8.5 kilometres to the east of the study area in Gordon (Cth DCCEEW 2025b).

No stick nests were observed within the study area and no fallen timber suitable for threatened mammals was identified. Similarly, there were no hollow-bearing trees that contained possible roosting habitat for tree roosting bats or birds such as Powerful Owl were observed.

One dead tree was recorded along the north-western boundary of the study area and was noted to have loose bark (Photo 4), which may be used as roosting habitat by microbats such as Eastern Coastal Free-tailed

Bat *Micronomus norfolkensis*. However, this tree was inspected and was no signs of microbat use such as staining, scratching or present of guano were identified.

One small drey was recorded within the Weeping Lilly Pilly hedge along the south-western boundary of the study area (Photo 5). It is likely that this drey may have been constructed and used by Common Ringtail Possum *Pseudocheirus peregrinus*, however there were no signs of recent use during the field investigation.

Two buildings occur within the study area. These structures were both found to be in good condition, with no significant cracks or crevices which may comprise suitable roosting habitat for threatened microbats. The disused residential building in the northern portion of the study area was found to comprise open eaves (Photo 6), however these eaves were closed by mesh and as such, do not constitute suitable roosting habitat for threatened microbat species.

Given the size of the study area, the survey effort undertaken is considered sufficient to adequately assess the presence of suitable habitat for the Grey-headed Flying-fox and Powerful Owl. Based on the results of the assessment and relevant considerations, there is a low likelihood of impact on these nomadic species.

3.3 Aquatic habitats

The study area does not contain any aquatic habitats. The nearest aquatic habitat is associated with Devlins Creek, which is approximately 360 metres to the south-west of the study area. The study area does not provide habitat for any threatened aquatic species and no impacts to aquatic habitats are likely to occur as a result of the project.

4 Ecological impacts and recommendations

The proposed works will involve the following:

- The demolition of one building within the study area.
- Relocation of one cottage building from the northern portion of the study area.
- Construction of a three-storey building comprising shared seniors' accommodation and the inclusion of landscaped areas.

The above works involve the following impacts to ecological features of the study area:

- Removal of up to 0.01 hectares (one tree) of planted native vegetation that has an exotic understorey and cannot be assigned to a PCT which occurs within the Sydney Basin IBRA region.
- Removal of up to 0.2 hectares of exotic vegetation, including six exotic trees.
- The proposed works will involve the removal of one building from within the study area, as well as the relocation of one cottage from the northern portion of the study area. These buildings provide negligible habitat value and were not found to support roosting habitat for threatened microbat species at the time of assessment.

No naturally occurring threatened flora species or their habitats were identified within the study area during field investigations. Fauna habitat is limited to marginal and isolated foraging habitat within areas of planted native vegetation and low condition Blue Gum High Forest. The study area is considered unlikely to support any threatened fauna species.

Based on the above, the project is considered highly unlikely to result in significant impacts either directly or indirectly, to threatened flora, fauna or ecological communities. The proposed development footprint is noted to encroach slightly upon the notional root zone of the isolated Blue Gum, however the level of encroachment is noted to be minor (5.4%) and as such, the proposed works do not pose a risk to the health of this tree (Jamie Oates 2025). All vegetation within the patch of Blue Gum High Forest will be retained as part of the development and protected in accordance with AS 4970–2025: Protection of Trees on Development Sites (Council of Australian Standards 2025) and Biosis' recommendations provided in Table 5 (Section 5.1). As there are no impacts to areas of native vegetation consistent with a PCT known to occur in the same IBRA subregion, as well as no impacts to habitat for threatened species. Therefore, an application for a BDAR Waiver is considered suitable for this development. Information contained in this assessment to support the BDAR Waiver as required by NSW Department of Planning, Housing and Infrastructure (DPHI) is included in Appendix 3.

4.1 *Environment Protection and Biodiversity Conservation Act 1999*

The EPBC Act is the Australian Government's key piece of environmental legislation. The EPBC Act applies to developments and associated activities that have the potential to significantly impact on Matters of National Environmental Significance (MNES) protected under the Act. Under the EPBC Act, activities that have potential to result in significant impacts on MNES must be referred to the Commonwealth Minister for the Environment and Water for assessment.

No EPBC Act listed entities (i.e., threatened flora and fauna, or threatened ecological communities [TECs]) species were recorded or considered likely to occur within the study area. As such, no assessments against the Significant Impact Criteria (SIC) have been prepared for threatened entities listed under the EPBC Act.

It is considered highly unlikely that a significant impact on a MNES would result from the project. To avoid and minimise any further impacts to ecological values, it is recommended that the mitigation measures provided in Section 5.1 of this report are followed.

4.2 Biodiversity Conservation Act 2016

No threatened flora or fauna species listed under the BC Act were recorded or considered to have a medium or greater likelihood of occurring within the study area (refer to likelihood of occurrence assessment provided in Appendix 3 [Flora] and Appendix 4 [Fauna]).

The CEEC, *Blue Gum High Forest in the Sydney Basin Bioregion*, was found to occur as an isolated patch along the north-western boundary of the study area. Vegetation within the patch of *Blue Gum High Forest in the Sydney Basin Bioregion* will be retained as part of this development, and as such, the proposed works will not impact any TECs listed under the BC Act.

Biodiversity Offsets Scheme

The project triggers the BOS under the BC Act as the project is SSD and consideration of the BOS is mandatory under the project's SEARs. A BDAR Waiver is suitable for consideration by the consent authority, as the proposed development will not result in any impact to threatened entities. Impacts to low quality foraging habitat constituting planted native and exotic vegetation for threatened fauna are considered negligible.

4.3 State Environmental Planning Policies

4.3.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2: Vegetation in non-rural areas

This chapter aims to protect the biodiversity values of trees and other vegetation in non-rural areas of NSW and to preserve the amenity of non-rural areas through the preservation of trees and other vegetation by ensuring that the BOS will apply to all clearing of native vegetation that exceeds the offset thresholds in urban areas and environmental conservation zones that do not require development consent.

This chapter applies to land zoned as R2 (Low Density Residential) in the Hornsby Shire LGA as defined in Clause 2.3. Consent is required for clearance of vegetation within land zones and LGAs to which this chapters applies therefore this biodiversity assessment has been prepared to meet the requirements of this chapter.

Chapter 13: Strategic conservation planning

This chapter aims to facilitate appropriate development on biodiversity certified land. It requires asset protection zones (APZ) (associated vegetation clearance) to be wholly located on Certified – Urban Capable Land and the approved mitigation measure be complied with. As the study area is not located on biodiversity certified land, this chapter does not apply to the project.

4.4 Local Environmental Plans

4.4.1 Hornsby Local Environmental Plan 2013

The study area is zoned as R2 (Low Density Residential) in the Hornsby LEP.

Objectives of R2 (Low Density Residential)

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The proposed development must adhere to the above objectives and be in line with the developments that are 'permitted with consent' for the relevant zoning under the LEP.

5 Recommendations and conclusion

5.1 Recommendations and mitigation measures

Given there are requirements for removal of some native vegetation for the project, the focus of the recommendations is to minimise disturbance to any surrounding native vegetation and fauna habitat. Biosis has identified measures to mitigate or manage impacts to reduce further impact to biodiversity values in accordance with the BAM (DPIE 2020), including considerations such as:

- Techniques, timing, frequency and responsibility.
- Identification of measures for which there is risk of failure.
- Evaluation of the risk and consequence of any residual impacts.
- Documentation of any adaptive management strategy proposed.

Identification of measures for mitigating impacts relate to:

- Displacement of resident fauna.
- Indirect impacts on native vegetation and habitat.
- Mitigating prescribed biodiversity impacts.
- Details of the adaptive management strategy proposed to monitor and respond to impacts on biodiversity values that are uncertain.

Measures to manage and mitigate impacts are detailed in Table 5 below.

Table 5 Measures to mitigate and manage impacts

Measures to mitigate and manage impacts	Action	Outcome	Timing	Responsibility
Adaptive management strategies proposed to monitor and respond to impacts on biodiversity values that are uncertain	• Implementation of an appropriate Construction Environmental Management Plan (CEMP) during works to monitor and respond to impacts on biodiversity values that are uncertain.	Mitigate risk of impact to environmental controls during project construction.	Ongoing/throughout earthworks.	Construction contractor.
Erosion and sediment control	• Appropriate erosion and sediment control measures should be installed at all sites.	To avoid sedimentation of receiving water bodies or other indirect impacts to surrounding biodiversity values.	Ongoing/throughout earthworks.	Construction contractor.

Measures to mitigate and manage impacts	Action	Outcome	Timing	Responsibility
Spread of priority weeds	• Soil transportation should be minimised within, into or out of the study area to reduce the spread of weeds. One priority weed (Ground asparagus) within the Hornsby Shire LGA was identified within the study area. Appropriate measures should be implemented to minimise the spread of these species. • Refer to NSW WeedWise recommendations of control for Ground Asparagus.	Mitigate the risk of spreading a priority weed into the surrounding environment.	Ongoing/throughout earthworks.	Construction contractor/landscaper
Indirect impacts on native vegetation and habitat	• Installation of appropriate exclusion fencing around trees and vegetation to be retained in the study area: • Any trees to be retained should be protected in accordance with Australian Standard AS4970 – 2025 Protection of trees on development sites, during construction, operation and decommissioning of the site compound. • The radius of the tree protection zone (TPZ) is calculated for each tree by multiplying its diameter at breast height by 12, in accordance with the Standards Australia Committee (2025). • A TPZ should not be less than 2 m, or greater than 15 m, except where crown protection is required (Council of Australian Standards 2025). • This would include appropriate signage such as 'No Go Zone' or 'Environmental Protection Area'.	No further degradation to retained vegetation and habitats.	Before and throughout construction.	Construction contractor.

Measures to mitigate and manage impacts	Action	Outcome	Timing	Responsibility
	• Identify the location of any 'No Go Zones' in site inductions and a CEMP.			
	• All material stockpiles, vehicle parking and machinery storage will be located within cleared areas proposed for clearing, and not in areas of native vegetation that are to be retained.	No further degradation to retained vegetation and habitats.	Ongoing/throughout construction.	Construction contractor.
	• Works should be restricted to daylight hours.	Reduce impacts to nocturnal species.	Ongoing/throughout construction.	Construction contractor.
Displacement of resident fauna/Mitigating prescribed biodiversity impacts	• Engage a suitably qualified ecologist to undertake a pre-demolition check of buildings prior to removal to confirm absence of resident fauna. See Section 5.1.1 for further details. • Where feasible, it is recommended that demolition works be scheduled outside of the typical breeding season, which generally occurs between February and October.	No direct impact to resident fauna during demolition of existing buildings.	No more than three days prior to the demolition of structures.	Qualified ecologist and construction contractor.
	• Although no evidence of resident fauna presence, in the unlikely event that unexpected fauna are identified during the project, works should cease, and WIRES should be contacted.	No direct impact to resident fauna during demolition of existing buildings.	During demolition/throughout construction.	WIRES and construction contractor.

5.1.1 Ecological pre-clearance inspection

An experienced and qualified Ecologist should undertake a pre-clearance check of marginal or suboptimal microbat habitat (e.g. buildings and dead trees) within the study area proposed to be cleared. This measure is to minimise potential harm to any microbats or other native fauna (such as possums) that may have taken up residence between the time of the initial survey and the proposed demolition, although this is considered highly unlikely. A pre-clearance inspection involves an ecologist inspecting the buildings or habitat features for

the presence of fauna, specifically microbats via a roost search. A search of the building is to be undertaken by looking for microbats or signs (urine stains, guano, remains, bat fly casings, levels of background noise, entry/exit points, roughened surfaces and ammonia-like odours) during the daytime.

5.2 Conclusion

This report is an assessment of the potential impact of the proposed works on ecological values within they study area at 132-134 Beecroft Road, Beecroft NSW, in accordance with the EP&A Act, BC Act and the EPBC Act.

The proposed activities that will result in impacts to ecological values include:

- Removal of up to 0.01 hectares (one tree) of planted native vegetation that has an exotic understorey and cannot be assigned to a PCT which occurs within the Sydney Basin IBRA region.
- Removal of up to 0.2 hectares of exotic vegetation, including six exotic trees.
- Demolition of one building and the relocation of a small cottage, confirmed during the survey to not contain microbat habitat.

A comprehensive desktop review of biodiversity databases was undertaken to identify threatened entities known or predicted to occur within a 5-kilometre radius of the site. No short-listed threatened entities were recorded or considered likely to occur within the study area during the subsequent field investigation.

Safeguards and mitigation measures specific to the removal of threatened and general fauna species habitat and native vegetation have been included in Table 5 above, including a pre-demolition inspection of buildings in the study area by a suitably qualified ecologist and a stop works procedure in the event of an unexpected find or a threatened fauna species. See Section 5.1.1 for detailed information of the ecological pre-clearance inspection.

As such, it is expected that the proposed development at the study area will not impact threatened flora, fauna, or ecological communities listed under the BC Act or EPBC Act. The project is not considered likely to result in a significant impact to species or communities listed under the EPBC Act and as such a referral to the Minister of the Environment and Water is not required.

In consideration with the above factors, the project is considered eligible for a BDAR Waiver and therefore a BDAR is not required. This report constitutes the proponent's formal request for a BDAR Waiver.

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Appendix 1 Photos

Photo 4 **Dead tree with loose bark found along the north-western boundary of the study area**

Photo 5 Disused drey found within hedge along the south-western boundary of the study area

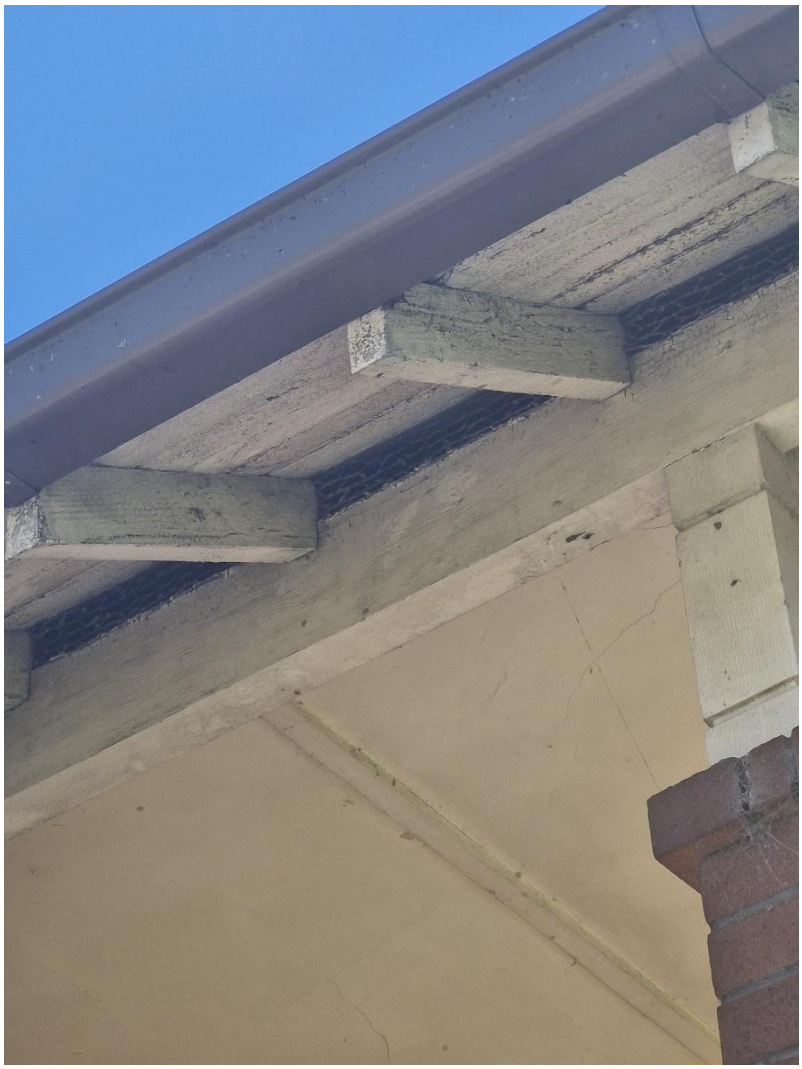

Photo 6 **Open eaves with mesh barrier found on disused residential building within the study area**

Appendix 2 Flora

Flora species recorded from the study area

A list of flora species recorded from the study area during the present assessment is included in Table 6 below. Flora species in these tables are listed in alphabetical order.

Notes to tables:

Status – Exotic
– Native species outside natural range
* – priority weed species declared under the Biosecurity Act

Table 6 Flora species recorded from the study area

Status	Scientific name	Common name
Native species		
	Callistemon viminalis	Weeping Bottlebrush
	Eucalyptus saligna	Sydney Blue Gum
	Geranium spp.	
	Lophostemon confertus	Brush Box
	Pittosporum undulatum	Sweet Pittosporum
	Syzygium australe	Brush Cherry
	Veronica plebeia	Trailing Speedwell
	Waterhousea floribunda	Weeping Lilly Pilly
Exotic species		
	Agapanthus africanus	Lily of the Nile
*	*Asparagus aethiopicus*	Asparagus Fern
	Aspidistra elatior	Cast Iron Plant
	Buxus microphylla	
	Camellia japonica	Camellia
	Cardiospermum grandiflorum	Balloon Vine
	Cenchrus clandestinus	Kikuyu Grass
	Cinnamomum camphora	Camphor Laurel
	Cupressus spp.	
	Ehrharta erecta	Panic Veldtgrass
	Fumaria capreolata subsp. *capreolata*	Climbing Fumitory
	Gardenia jasminoides	
	Gleditsia triacanthos	Honey Locust
	Hedera helix	English Ivy
	Hypochaeris radicata	Catsear
	Jacaranda mimosifolia	Jacaranda
	Liriope muscari	Big Blue lilyturf
	Magnolia grandiflora	Southern Magnolia

Status	Scientific name	Common name
	Medicago arabica	Spotted Burr Medic
	Murraya paniculata	
	Nandina domestica	Japanese Sacred Bamboo
	Oxalis pes-caprae	Soursob
	Plantago lanceolata	Lamb's Tongues
	Poa annua	Winter Grass
	Prunus spp.	
	Rhapis excelsa	
	Sonchus oleraceus	Common Sowthistle
	Stellaria media	Common Chickweed
	Trifolium repens	White Clover
	Tropaeolum majus	Nasturtium
	Viburnum spp.	

Appendix 3 Flora likelihood of occurrence

Threatened flora species

The following table includes a list of the threatened flora species that have potential to occur within the study area. The list of species is sourced from the NSW BioNet Wildlife Atlas (NSW DCCEEW 2025a) and the Protected Matters Search Tool (PMST) (Cth DCCEEW 2025a); accessed on 25/08/2025).

Examples of criteria for determining the likelihood of occurrence for threatened biota as a guide for writing the rationale for likelihood have been listed below.

Notes to table:

VU – Vulnerable.
EN – Endangered.
CE – Critically Endangered.
– Species predicted to occur within the study area based on the PMST results.
Year – year that species was most recently recorded, if relevant.

Likely occurrence	Potential criteria
High	• Species/ecological communities recorded in study area during current or previous assessment/s. • Aquatic species recorded from connected waterbodies in close proximity to the study area during current or previous assessment/s. • Sufficient good quality habitat is present in study area or in connected waterbodies in close proximity to the study area (aquatic species). • Study area is within species natural distributional range (if known). • Species has been recorded within 5 km or from the relevant catchment/basin.
Medium	• Records of terrestrial biota within 5 km of the study area or of aquatic species in the relevant basin/neighbouring basin. • Habitat limited in its capacity to support the species due to extent, quality, or isolation.
Low	• No records within 5 km of the study area or for aquatic species, the relevant basin/neighbouring basin. • Marginal habitat present (low quality & extent). • Substantial loss of habitat since any previous record(s).
Nil (negligible)	• Habitat not present in study area. • Habitat for aquatic species not present in connected waterbodies in close proximity to the study area. • Habitat present but sufficient targeted survey has been conducted at an optimal time of year and species wasn't recorded.

Table 7 Threatened flora species recorded or predicted to occur within 5 km of the study area

Scientific Name	Common Name	Conservation status		Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC				
Acacia bynoeana	Bynoe's Wattle	VU	EN	1947#	Low	There is 1 historic record for Bynoe's Wattle, approximately 4.7 km from the study area. The study area does not contain habitat for this species, and it was not detected during the field investigation.	Semi prostrate shrub growing in central eastern NSW spanning from the Hunter District, west to the Blue Mountains and south to the Southern Highlands. Grows in a variety of communities including Southern Tableland Dry Sclerophyll Forests, Sydney Hinterland Dry Sclerophyll Forests, Coastal Valley Grassy Woodlands and Sydney Coastal Heaths. Prefers open, slightly disturbed sites on sandy soils.
Acacia clunies-rossiae	Kanangra Wattle	-	VU	2010	Nil	This species has been recorded in Edna Hunt Sanctuary in Epping, approximately 3.2 km south of the study area. This record is noted as being a planted specimen. This species occurs along the Kowmung and Coxs River, more than 50 km south-west of the study area.	Bushy shrub or tree growing in the Kowmung and Coxs River area within Kanangra-Boyd and Blue Mountains National Parks. Grows on rocky slopes or along creeks in a variety of communities including Central Gorge Dry Sclerophyll Forests, Sydney Montane Dry Sclerophyll Forests, Eastern Riverine Forests, and North Coast Wet Sclerophyll Forests. Found on skeletal soils or alluvium.

Scientific Name	Common Name	Conservation status		Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC				
Acacia pubescens	Downy Wattle	VU	VU	2023#	Low	There are 4 records of this species within 5 km of the study area. Habitat and substrates suitable for this species do not occur within the study area.	A spreading shrub primarily confined to the Bankstown-Fairfield-Rookwood area and the Pitt Town area, with outliers at Barden Ridge, Oakdale and Mountain Lagoon. Grows in Cooks/River Castlereagh Ironbark Forest, Shale/Gravel Transition Forest and Cumberland Plain Woodland, usually within roadside and bushland remnants. Grows on shale, sandstone, alluvium and gravely soils, often including ironstone.
Acacia terminalis subsp. Eastern Sydney	Sunshine Wattle (Sydney region)	EN	EN	#	Nil	There are no records of this species within 5 km of the study area, and its native range is restricted to sandy soils in the coastal parts of the Sydney Basin IBRA region.	Erect or spreading shrub limited to coastal areas spanning from the northern shores of Sydney Harbour to Botany Bay. Grows on creek banks, hillslopes or in shallow soil in rock crevices and sandstone platforms in cliffs in Sydney Coastal Dry Sclerophyll Forests, Coastal Headland Heaths, Sydney Coastal Heaths and Wallum Sand Heaths. Grows in sandy soils.
Allocasuarina glareicola	-	EN	EN	#	Nil	There are on records for this species within 5 km of the study area. This species grows in woodland and sclerophyll forests on lateritic soils. These habitat features are not present within the study area.	Small, depauperate shrub restricted to a few populations in the Richmond district with an outlier population at Voyager Point in Liverpool. Grows in Castlereagh Woodlands, Cumberland Dry Sclerophyll Forest, Sydney Hinterland Dry Sclerophyll Forest, Sydney Sand Flats Dry Sclerophyll Forests. Grows in lateritic soil.

Scientific Name	Common Name	Conservation status		Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC				
Asterolasia elegans	-	EN	EN	#	Nil	This species has not been recorded within 5 km of the study area. This species grows on sandstone substrates, with the population restricted to the north of Windsor. Suitable habitat for this species is not present within the study area.	Tall, thin shrub found growing north of Sydney in the Baulkham Hills, Hawkesbury and Hornsby districts. Could also occur in the Goulburn area. Grows in wet sclerophyll forest on moist hillsides in Sydney Coastal Dry Sclerophyll Forests, Sydney Hinterland Dry Sclerophyll Forests and North Coast Wet Sclerophyll Forests. Grows on Hawkesbury sandstone.
Caladenia tessellata	Thick-lipped Spider-orchid, Daddy Long-legs	VU	VU	#	Nil	This species has not been recorded within 5 km of the study area and grows in grassy sclerophyll woodland. Suitable habitat for this species does not occur within the study area.	Small orchid recorded from the Wyong, Ulladulla and Braidwood regions with the Kiama and Queanbeyan populations believed to be extinct. Found in a wide variety of communities including Central Gorge Dry Sclerophyll Forests, Cumberland Dry Sclerophyll Forests, Coastal Floodplain Woodlands and Subalpine Woodlands. Grows on clay loam or sandy soils.
Callistemon linearifolius	Netted Bottle Brush	-	VU	2001	Nil	There is 1 record of this species within 5 km of the study area, however the species has not been recorded nearby for more than 20 years. This species is conspicuous and was not detected within the study area during the field investigation.	Shrub recorded from the Georges River to the Hawkesbury River, north of the Nelson Bay area and south at Coalcliff in the Illawarra region. Grows on the coast and adjacent ranges in a variety of communities including Cumberland Dry Sclerophyll Forests, Coastal Floodplain Wetlands, Sydney Coastal Heaths and North Coast Wet Sclerophyll Forests.

Scientific Name	Common Name	Conservation status		Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC				
Cryptostylis hunteriana	Leafless Tongue-orchid	VU	VU	#	Nil	This species has not been recorded within 5 km of the study area and grows in sandy soils in coastal forest and heath habitats. Suitable habitat for this species does not occur within the study area.	Orchid with a distribution spanning from Gibraltar Range National Park southwards to the coastal area near Orbost in Victoria. Grows in a variety of communities including Sydney Coastal Dry Sclerophyll Forests, Coastal Heath Swamps, New England Dry Sclerophyll Forests and Sydney Coastal Heaths. Grows in sandy soils.
Cynanchum elegans	White-flowered Wax Plant	EN	EN	#	Nil	This species has not been recorded within 5 km of the study area and grows vegetated gullies and scree slopes. Suitable habitat for this species does not occur within the study area.	Climbing vine restricted to eastern NSW from Brunswick Heads to Gerroa in the Illawarra region. Grows in rainforest gully scrub and scree slope on the edge of dry rainforests in a variety of communities including Coastal Floodplain Wetlands, Maritime Grasslands, Coastal Valley Grassy Woodlands and Northern Hinterland Wet Sclerophyll Forests.
Darwinia biflora	-	VU	VU	2024#	Low	There are 262 records of this species within 5 km of the study area. Locally, this species occurs on sandstone ridges within intact vegetation associated with Lane Cove National Park. Despite the large number of nearby records, the study area contains marginal habitat for	Erect shrub distributed in the Ku-ring-gai, Hornsby, Baulkham Hills and Ryde local government areas. Grows on edges of weathered shale capped ridges in the vicinity of an intergrade with Hawkesbury sandstone in Sydney Coastal Dry Sclerophyll Forests, Sydney Hinterland Dry Sclerophyll Forests and Sydney Coastal Heaths. Grows in shale-sandstone transitional soils.

Scientific Name	Common Name	Conservation status		Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC				
						this species, and the likelihood of occurrence remains low.	
Darwinia peduncularis	-	-	VU	1984	Nil	There is 1 record of this species within 5 km of the study area, however the species has not been recorded nearby for more than 40 years. The study area does not contain suitable substrates or vegetated habitat for this species.	Spreading shrub growing in disjunct populations ranging from the Blue Mountains, Berowra, Hornsby and Glen Davis areas. Grows on or near rocky outcrops in a variety of communities including Central Gorge Dry Sclerophyll Forests, Sydney Coastal Dry Sclerophyll Forests, Eastern Riverine Forests, and Sydney Coastal Heaths. Grows in well drained, low nutrient sand soils on sandstone substrates.
Dillwynia tenuifolia	-	-	EN	2010	Nil	There is 1 record of this species within 5 km of the study area, however the species has not been recorded nearby for more than 10 years. The study area does not contain suitable substrates or vegetated habitat for this species.	Low, spreading shrub restricted to the Cumberland Plain in Western Sydney. Grows in scrubby or heathy areas within a variety of communities including Castlereagh Ironbark Forest, Shale Gravel Transition Forest, Castlereagh Scribbly Gum Woodland and Sydney Hinterland Dry Sclerophyll Forests. Grows on tertiary alluvium, laterised clays and in shale-sandstone transitions.

Scientific Name	Common Name	Conservation status		Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC				
Epacris purpurascens var. *purpurascens*	-	-	VU	2023	Low	There are 134 records of this species within 5 km of the study area. This species occurs in swampy and scrubby habitats on sandy substrates. Despite the large number of nearby records, the study area contains marginal habitat for this species, and the likelihood of occurrence remains low.	Erect shrub distributed from Gosford in the north, Silverdale to the west, Narrabeen in the east and Avon Dam in the south. Grows in scrubs and swamps in a variety of communities including Cumberland Dry, Sydney Hinterland Dry, Northern Hinterland Wet, and Southern Tableland Wet Sclerophyll Forests, Eastern Riverine Forests, and Coastal Valley Grassy Woodlands. Grows in soils with a strong shale influence on sandstone substrates.
Epacris sparsa	-	EN	VU	#	Nil	This species has not been recorded within 5 km of the study area. The population of *Epacris sparsa* is restricted to sandy soils along the Grose River, more than 40 km west of the study area. The likelihood that this species may occur within the study area is negligible.	Small, erect shrub restricted to the Grose River within the Hawkesbury and Blue Mountains Local Government Areas. Grows on south-west facing slopes at the base of cliffs, on rock faces and ledges or amongst rocks adjacent to the Grose River in Eastern Riverine Forests. Associated with *Tristaniopsis laurina*, *Leptospermum trinervium*, *Allocasuarina littoralis* and *Grevillea sericea* in dry scrub vegetation and with *Callicoma serratifolia*, *Backhousia myrtifolia*, *Austromytrus tenuifolia*, *Dracophyllum secundum* and *Todea barbara* in wet, sheltered sites. Grows in small pockets of damp, clay soils.

Scientific Name	Common Name	Conservation status		Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC				
Eucalyptus camfieldii	Camfield's Stringybark	VU	VU	1967#	Nil	There is 1 record of this species within 5 km of the study area, however the species has not been recorded nearby for more than 50 years. This species grows on sandstone substrates which are not present within the study area. Camfield's Stringybark is a conspicuous species which was not detected during the field investigation.	Mallee tree restricted to a narrow band stretching from Raymond Terrace to the north and Waterfall in the south. Grows in scattered, localised distributions including sites at Norah Head, Terrey Hills, North Head, Menai, Mt Colah, Peats Ridge and Elvina Bay Trail. Grows in scattered stands near the boundaries of tall coastal heath and low open woodland in a variety of communities including Sydney Coastal Dry Sclerophyll Forests, Eastern Riverine Forests, Sydney Coastal Heaths and Wallum Sand Heaths. Grows in sandy soils on Hawkesbury sandstone.
Eucalyptus cryptica	-	CE	CE	#	Nil	This species has not been recorded within 5 km of the study area and was not detected during the field investigation. This species is endemic to the Kenthurst-Annangrove area, with the closest known population occurring approximately 10 km north-west of the study area.	Grows as isolated trees or small groups of trees in scrub, heath and low woodland, in sandstone-derived soils. The habitat may also be associated with the edges of the Mittagong Formation, which may include Mittagong sandstone and shale, and at some sites the presence of laterised loose stones.

Scientific Name	Common Name	Conservation status		Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC				
Eucalyptus nicholii	Narrow-leaved Black Peppermint	VU	VU	2006	Nil	There are 3 records of this species within 5 km of the study area. This species is often used in landscape plantings; however, it naturally occurs in the New England Tablelands in northern NSW.	Medium sized tree, sparsely distributed from Nundle through to the north of Tenterfield, also in urban tree plantings. Grows on slopes and ridges in a variety of communities including New England Dry Sclerophyll Forests, Western Slopes Dry Sclerophyll Forests, New England Grassy Woodlands and Tableland Clay Grassy Woodlands. Grows on shallow, infertile soils on shale substrates.
Eucalyptus scoparia	Wallangarra White Gum	VU	EN	2002	Nil	There is 1 record of this species within 5 km of the study area. This species is often used in landscape plantings; however, it naturally occurs near Tenterfield in the far north of NSW.	Small tree restricted to three populations near Tenterfield including within Bald Rock National Park. Grows on rocky outcrops, hilltops and slopes in a variety of communities including New England Dry Sclerophyll Forests, Tableland Clay Grassy Woodlands, Northern Tableland Wet Sclerophyll Forests and Northern Escarpment Dry Sclerophyll Forests. Grows on granite or rhyolite substrates in well drained soils.
Galium australe	Tangled Bedstraw	-	EN	2011	Low	There are 2 records of Tangled Bedstraw within 5 km of the study area. This species grows in coastal vegetation communities and was not detected during the field investigation.	Straggling, twining herb with an extant population in Nadgee Nature Reserve and historically recorded at Nowra and Narooma. Grows in a variety of communities including North Coast Wet Sclerophyll Forests, South Coast Sands Dry Sclerophyll Forests, Eastern Riverine Forests, Coastal Valley Grassy Woodlands and Coastal Headland Heaths.

Scientific Name	Common Name	Conservation status		Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC				
Gaudium deanei	Deane's Tea-tree	VU	VU	1992	Nil	There are 2 records for this species within 5 km of the study area, however the species has not been recorded nearby for more than 30 years. Habitats suitable for *Gaudium deanei* do not occur within the study area.	Medium sized shrub confined to the Hornsby, Warringah, Ku-ring-gai and Ryde LGAs and Lane Cove River watershed. Grows on forested or woodland slopes or near creeks in Sydney Coastal Dry Sclerophyll Forests, Eastern Riverine Forests, and Sydney Coastal Heaths. Grows on sandy alluvial soil or sand soils over sandstone substrates.
Genoplesium baueri	Bauer's Midge Orchid	EN	EN	1976#	Nil	There are 3 records for this species within 5 km of the study area, however the species has not been recorded nearby for nearly 50 years. Bauer's Midge Orchid is heavily dependent on sandstone substrates. There is no suitable habitat for this species within the study area.	Terrestrial orchid with 13 populations totalling 200 plants distributed between Ulladulla and Port Stephens. Grows on moss gardens in a variety of communities including Sydney Coastal Dry sclerophyll Forests, Sydney Coastal Heaths, Sydney Montane Heaths, Southern Lowland Wet Sclerophyll Forests and Sydney Hinterland Dry Sclerophyll Forests. Grows on sandstone substrates
Grammitis stenophylla	Narrow-leaf Finger Fern	-	EN	2025	Nil	There are 2 records of Narrow-leaf Finger Fern within 5 km of the study area. This species grows in cool, moist areas. The study area does not contain habitat suitable for this species.	Small fern growing on the south, central and north coasts of NSW with records from Mount Kaputar National Park at Narrabri forming its western limit. Grows near streams in moist places on rocks or in trees in a variety of communities including Sydney Montane Dry Sclerophyll Forest, Dry Rainforest, Littoral Rainforest, Northern

Scientific Name	Common Name	Conservation status		Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC				
							Warm Temperate Forests and North Coast Wet Sclerophyll Forests.
Haloragodendron lucasii	Hal	EN	EN	#	Nil	This species has not been recorded within 5 km of the study area and grows on sandstone substrates along sheltered slopes and creeks. Suitable habitat for this species does not occur within the study area.	Erect shrub restricted to a very narrow distribution on the north shore of Sydney. Grows on sheltered aspects and gentle slopes below cliff lines adjacent to creeks in Sydney Coastal Dry Sclerophyll Forests, Sydney Montane Dry Sclerophyll Forests, Eastern Riverine Forests, Sydney Coastal Heaths and Sydney Montane Heaths. Grows on sandstone substrates in moist, loamy soil containing high levels of phosphorous.
Hibbertia spanantha	Julian's Hibbertia	CE	CE	2021#	Nil	There are 3 records of Julian's Hibbertia within 5 km of the study area. This species grows in intact vegetation within shale-sandstone transition forests. The study area does not contain suitable habitat for this species.	Decumbent shrublet restricted to three populations within northern Sydney. Grows in Dry Sclerophyll Forests on light clay in shale sandstone soil transition zones.
Hibbertia superans	-		EN	2008	Nil	There is 1 record of this species within 5 km of the study area, however it has not been recorded locally since 2008. This species grows in intact vegetation on sandstone substrates.	Low spreading shrub recorded from 16 sites with a distribution spanning from Baulkham Hills to South Maroota. Grows on sandstone ridgetops near shale/sandstone transitions in Sydney Coastal Dry Sclerophyll Forests, Sydney Hinterland Dry Sclerophyll Forests, Northern Hinterlands Wet Sclerophyll Forests, Coastal Valley Grassy Woodlands,

Scientific Name	Common Name	Conservation status		Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC				
						The study area does not contain suitable habitat for this species.	and Sydney Coastal Heaths. Grows on sandstone substrates.
Kunzea rupestris	-	VU	VU	#	Nil	There are no records of this species within 5 km of the study area. This species grows on sandy substrates within rocky areas. The study area does not contain suitable habitat for this species.	Clonal shrub restricted to 20 populations growing throughout the Maroota - Sackville - Glenorie area with one outlier at Ku-ring-gai Chase National Park. Grows in shallow depressions on rock platforms and outcrops in Sydney Coastal Dry Sclerophyll Forests, Sydney Hinterland Dry Sclerophyll Forests and Sydney Coastal Heaths. Grows on sandstone substrates.
Lasiopetalum joyceae	-	VU	VU	2020#	Low	There are 3 records of this species within 5 km of the study area. This species grows in coastal forests and heaths on the Hornsby Plateau.	Erect, medium sized shrub restricted to 34 sites within the Hornsby Plateau from Berrilee to Duffys Forest. Grows on lateritic or shale influenced ridgetops in Sydney Coastal Dry Sclerophyll Forests, Sydney Hinterland Dry Sclerophyll Forests and Sydney Coastal Heaths. Grows on sandstone substrates.
Leucopogon exolasius	Woronora Beard-heath	VU	VU	#	Nil	There are no records of this species within 5 km of the study area. This species grows in intact sclerophyll woodland and is heavily dependent on sandy substrates which do not occur within the study area.	Erect shrub confined to the upper Georges River area and Heathcote National Park. Grows in a variety of communities including Sydney Coastal Dry Sclerophyll Forests, Sydney Hinterland Dry Sclerophyll Forests, Sydney Montane Dry Sclerophyll Forests, Eastern Riverine Forests, and Sydney Coastal Heaths. Grows on sandstone substrates.

Scientific Name	Common Name	Conservation status		Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC				
Macadamia integrifolia	Macadamia Nut	VU	-	2021	Nil	There are 9 records of Macadamia Nut within 5 km of the study area. This species is often used in landscape plantings, however it is endemic to the Northern Rivers region of NSW and as such, the likelihood of occurrence remains negligible.	Medium sized tree found growing from Mount Bauple, near Gympie to Currumbin Valley in the Gold Coast hinterland in south-east Queensland. Occurs in the Northern Rivers region of NSW in remnant rainforest, mixed notophyll forest and rainforest margins.
Melaleuca biconvexa	Biconvex Paperbark	VU	VU	2008#	Nil	There is 1 record of Biconvex Paperbark within 5 km of the study area, however it has not been recorded locally since 2008. This species is conspicuous and was not detected during the field investigation.	Large shrub or small tree confined to NSW with scattered, widely dispersed populations around the Jervis Bay area in the south and the Gosford-Wyong area to the north. Grows in damp places, often near streams or low-lying areas on low slopes or sheltered aspects in a variety of communities including Hunter-Macleay Dry Sclerophyll Forests, Coastal Swamp Forests, Coastal Floodplain Wetlands, Coastal Freshwater Lagoon and North Coast Wet Sclerophyll Forests. Grows in alluvial soils.
Melaleuca deanei	Deane's Paperbark	VU	VU	2023#	Low	There are 11 records of Deane's Paperbark within 5 km of the study area. This species grows on sandy and alluvial substrates, although it is conspicuous and	Medium sized shrub found growing in two distinct populations in the Ku-ring-gai/Berowra and Holsworthy/Wedderburn areas along with a few outliers at Springwood and in the Wollemi National Park, Yalwal and the Central Coast regions. Grows in ridgetop woodland in a variety of communities including Sydney Coastal Dry

Scientific Name	Common Name	Conservation status		Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC				
						was not detected during the field investigation.	Sclerophyll Forests, South East Dry Sclerophyll Forests, Sydney HInterland Dry Sclerophyll Forests, Coastal Valley Grassy Woodlands, Sydney Coastal Heaths. Grows on sandstone substrates in alluvial soils.
Micromyrtus blakelyi	-	VU	VU	#	Nil	This species has not been recorded within 5 km of the study area. The species is restricted to shallow, sandy soils along the Hawkesbury River.	Low spreading shrub restricted to the Hawkesbury River with a distribution which extends from the north of Maroota down to Cowan in the south. Grows in cracks and depressions of sandstone rock platforms in Sydney Coastal Dry Sclerophyll Forests, Sydney Hinterland Dry Sclerophyll Forests and Sydney Coastal Heaths. Grows on sandstone substrates in shallow, sandy soils.
Persicaria elatior	Knotweed, Tall Knotweed	VU	VU	#	Nil	There are no records for this species within 5 km of the study area. Knotweed grows in swamps and coastal heaths. The study area does not support habitat suitable for this species.	Erect herb found growing in south-eastern NSW at Moutn Dromedary, Moruya State Forest near Turlinjah, Upper Avon River catchment north of Robertson, Bermagui and Picton Lakes. Also grows in northern NSW around Raymond Terrace near Newcastle and Cherry Tree and Gibberagee State Forests in the Grafton area. Grows in damp places usually on the margins of waterbodies and in swamp forests in a variety of communities including Coastal Floodplain Wetlands, Coastal Swamp Forests, Eastern Riverine Forests, Coastal Freshwater Lagoons and Coastal Heath Swamps.

Scientific Name	Common Name	Conservation status		Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC				
Persoonia hirsuta	Hairy Geebung	EN	EN	1921#	Nil	There is 1 record of Hairy Geebung within 5 km of the study area, however this species has not been recorded nearby for more than 100 years. This species grows within intact sclerophyll woodland on sandy substrates. The study area does not support suitable habitat for this species.	Spreading, hairy shrub with a scattered distribution throughout Sydney from Singleton to the north, the east coast of Bargo to the south and the Blue Mountains to the west. Grows at elevations between 350 - 600 metres in a variety of communities including Southern Tableland Dry Sclerophyll Forests, Sydney Hinterland Dry Sclerophyll Forests, Western Slopes Dry Sclerophyll Forests, Coastal Valley Grassy Woodlands, Sydney Coastal Heaths and Southern Escarpment Wet Sclerophyll Forests. Grows in sandy soils on sandstone substrates.
Persoonia mollis subsp. *maxima*	-	EN	EN	#	Nil	There are no records for this species within 5 km of the study area. This species grows on sandstone substrates within intact vegetation. The study area does not support suitable habitat for this species.	Tall, spreading shrub restricted to three populations in the Hornsby Heights - Mount Colah area. Grows in sheltered aspects of deep gullies or on the steep upper hillsides of narrow gullies in Sydney Coastal Dry Sclerophyll Forests, Eastern Riverine Forests and North Coast Wet Sclerophyll Forests. Grows on Hawkesbury sandstone substrates.

Scientific Name	Common Name	Conservation status		Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC				
Pimelea curviflora var. *curviflora*	-	VU	VU	2004#	Nil	There are 6 records of this species within 5 km of the study area, however this species has not been recorded nearby for more than 20 years. This species grows on sandy substrates at the intergrade of shale and sandstone communities. The study area does not support habitat considered to be suitable for this species.	Small to medium sized shrub restricted to the coastal areas of Sydney between northern Sydney and Maroota with an outlying population at Croom Reserve near Albion Park in the Illawarra region. Grows on ridgetops and upper slopes amongst grasses and sedges in a variety of communities including Cumberland Dry Sclerophyll Forests, Sydney Hinterland Dry Sclerophyll Forests, Coastal Valley Grassy Woodlands, Sydney Coastal Heaths and Northern Hinterland Wet Sclerophyll Forests. Can be inconspicuous amongst grasses and sedges although easier to find in October to May when flowering. Grows on sandstone substrates in shale/lateritic soils and shale/sandstone transition soils.
Pimelea spicata	Spiked Rice-flower	EN	EN	#	Nil	There are no records for this species within 5 km of the study area. This species grows on remnant clay substrates within intact vegetation. The study area does not support suitable habitat for this species.	Small erect or spreading shrub with populations occurring in two disjunct areas, one occurring on the Cumberland Plain from Marayong and Prospect Reservoir south to Narellan and Douglas Park, and the other occurring in the Illawarra from Landsdowne to Shellharbour and north Kiama. Grows in Maritime Grasslands and Coastal Valley Grassy Woodlands including Cumberland Plain Woodlands and Moist Shale Woodlands within the Cumberland Basin and in Coast Banksia Open Woodland Coastal Grasslands in the Illawarra region. Grows on well-structured clay soils.

Scientific Name	Common Name	Conservation status		Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC				
Pomaderris brunnea	Rufous Pomaderris, Brown Pomaderris	VU	EN	#	Nil	There are no records for this species within 5 km of the study area. This species grows on floodplains and creek lines. The study area does not support suitable habitat for this species.	Medium sized shrub with a distribution limited to the area around the Colo, Nepean and Hawkesbury Rivers including the Bargo area and near Camden. Grows on floodplains and creek lines in a variety of communities including Sydney Hinterland Dry Sclerophyll Forests, Central Gorge Dry Sclerophyll Forests, Coastal Floodplain Wetlands, Coastal Valley Grasslands and North Coast Wet Sclerophyll Forests. Grows in clay and alluvial soils.
Pterostylis nigricans	Dark Greenhood	-	VU	1969	Nil	There is 1 record of Dark Greenhood within 5 km of the study area, however this species has not been recorded nearby for more than 50 years. This species grows within intact swamp and heath habitats on sandy substrates. The study area does not support suitable habitat for this species.	Deciduous terrestrial orchid with a distribution spanning north from Evans Heath through to Queensland. Found growing in coastal scrub and heath in association with Heath Banksia *Banksia ericifolia* and lower growing heath with lichen encrusted undisturbed surfaces in Coastal Heath Swamps, Northern Montane Heaths and Wallum Sand Heaths. Grows in sandy soils.

Scientific Name	Common Name	Conservation status		Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC				
Pterostylis saxicola	Sydney Plains Greenhood	EN	EN	#	Nil	There are no records for this species within 5 km of the study area. This species grows within intact temperate and wet sclerophyll forests on moist sandy substrates. The study area does not support suitable habitat for this species.	Deciduous terrestrial orchid restricted to a few small populations located in Western Sydney between Freemans Reach in the north and Picton in the south including Georges River National Park. Found growing near streams in depression on sandstone rock shelves above cliff lines faces, moist, sheltered ridges and creek banks on mossy rocks in Temperate Montane Grasslands, Northern Warm Temperate Rainforests, Southern Warm Temperate Rainforests and Southern Tableland Wet Sclerophyll Forests. Grows in small pockets of shallow shale or shale/sandstone transition soils over sandstone substrates.
Rhizanthella slateri	Eastern Australian Underground Orchid	EN	VU	2020#	Nil	There is 1 nearby record, comprising a population of 14 individuals located approximately 4.9 km north-east of the study area. This species grows in wet sclerophyll forest on deep loam soils. The study area does not support habitat suitable for this species.	Terrestrial orchid with a distribution spanning from south-east NSW to south-east Queensland. Recorded in ten populations in NSW including near Bulahdelah, the Watagan Mountains, the Blue Mountains, Wisemans Ferry Area, Agnes Banks and near Nowra. A cryptic species which grows beneath the soil surface with flowers being the only part of the plant to occur aboveground in Sydney Sand Flats Dry Sclerophyll Forests, Eastern Riverine Forests, Northern Warm Temperate Rainforests, North Coast Wet Sclerophyll Forests, Northern Hinterland Wet Sclerophyll Forests and Southern Lowland Wet Sclerophyll Forests. Grows in deep loam soils.

Scientific Name	Common Name	Conservation status		Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC				
Rhodamnia rubescens	Scrub Turpentine	CE	CE	2023#	Nil	There are 10 records of Scrub Turpentine within 5 km of the study area. Scrub Turpentine grows in coastal areas within rainforest and wet sclerophyll forest on volcanic and sedimentary substrates. The study area does not support habitat suitable for this species and the species was not detected during the field investigation.	Found in littoral, warm temperate and subtropical rainforest and wet sclerophyll forest usually on volcanic and sedimentary soils. It is mainly coastal and occurs north from Batemans Bay to areas inland of Bundaberg in Queensland and occasionally extends inland onto escarpments up to 600 m asl in areas with rainfall of 1,000-1,600 mm.
Rhodomyrtus psidioides	Native Guava	CE	CE	#	Nil	There are no records for this species within 5 km of the study area. This species grows within intact temperate and wet sclerophyll forests along waterways. The study area does not support suitable habitat for this species.	Shrub or small tree which typically grows to 12 metres high. Populations are typically restricted to coastal regions of low elevation between Sydney and Maryborough, Queensland. Often found in littoral, warm temperate and subtropical rainforests and wet sclerophyll forests near creeks and drainage lines. This species is known to be particularly susceptible to myrtle rust.

Scientific Name	Common Name	Conservation status		Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC				
Syzygium paniculatum	Magenta Lilly Pilly	VU	EN	2022#	Moderate	There are 11 records of Magenta Lilly Pilly within 5 km of the study area. This species grows in wet sclerophyll forests on a range of substrates, although it is conspicuous and was not detected during the field investigation.	Small to medium sized rainforest tree restricted to a narrow, linear coastal strip from Upper Lansdowne to Conjola State Forest. Found growing on stabilized dunes near the sea in South Coast Sands Dry Sclerophyll Forests, Coastal Swamp Forests, Coastal Headland Heaths, Littoral Rainforests, Northern Hinterland Wet Sclerophyll Forests and Southern Lowland Wet Sclerophyll Forests. Grows on grey sandy, gravelly, silty or clay soils over sandstone substrates.
Tetratheca glandulosa	-	-	VU	2023	Low	There are 81 records of *Tetratheca glandulosa* within 5 km of the study area. This species grows in shallow clay-loam soils near the intergrade of shale-sandstone transitions, usually in rocky heath or scrub habitat.	Small, spreading shrub with 150 populations confined to the Baulkham Hills, Gosford, Hawkesbury, Ku-ring-gai, Pittwater, Ryde and Wyong Local Government Areas. Found growing in a variety of communities including Sydney Sandstone Ridgetop Woodland, Sydney Coastal Dry Sclerophyll Forests, Eastern Riverine Forests, Coastal Valley Grassy Woodlands, Sydney Montane Heaths and North Coast Wet Sclerophyll Forests. Grows in the shallow, yellow clay/sandy loams that are typical of shale/sandstone transition soils where shale caps occur over sandstone substrates such as the Lucas Heights, Gymea, Lambert and Faulconbridge soil landscapes.

Scientific Name	Common Name	Conservation status		Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC				
Thesium australe	Austral Toadflax, Toadflax	VU	VU	#	Nil	There are no records for this species within 5 km of the study area. This species grows in damp areas, with the closest record being more than 40 km south-west of the study area. The study area does not support suitable damp habitat for this species.	Small, straggling herb with a distribution comprising of small populations scattered along the coast of eastern NSW including the Northern and Southern Tablelands, Tasmania, Queensland and eastern Asia. A root parasite found growing on damp sites in grassland, grassy woodlands and coastal headlands often in association with Kangaroo Grass Themeda triandra in a variety of communities including New England Dry Sclerophyll Forests, Western Slopes Grasslands, Northern Tableland Wet Sclerophyll Forests, Brigalow Clay Plain Woodlands, Subalpine Woodlands and Maritime Grasslands.
Wilsonia backhousei	Narrow-leafed Wilsonia		VU	1964	Nil	There is 1 record of this species within 5 km of the study area, however this species has not been recorded locally for more than 50 years. Narrow-leafed Wilsonia occurs in coastal wetland areas and is largely restricted to salt marsh habitat. The study area does not support suitable habitat for this species.	Small, sprawling, matted shrub confined to the coastal between Mimosa Rocks National Park and Wamberal north of Sydney including Nelson's Lake, Potato Point, Sussex Inlet, Wowly Gully, Parramatta River at Ermington, Clovelly, Voyager Point, Wollongong and Royal National Park. Found growing on the margins of coastal saltmarshes and lakes in Coastal Floodplain Wetlands, Temperate Montane Grasslands, Mangrove Swamps and Saltmarshes.

Appendix 4 Fauna likelihood of occurrence

Threatened fauna species

The following table includes a list of the significant fauna species that have potential to occur within the study area. The list of species is sourced from the NSW BioNet Wildlife Atlas (NSW DCCEEW 2025a), BirdLife Australia data search and the PMST (Cth DCCEEW 2025a); accessed on 2/08/2025).

Notes to table:

VU – Vulnerable.
EN – Endangered.
CE – Critically Endangered.
– Species predicted to occur within the study area based on the PMST results.
Year – Year that species was most recently recorded, if relevant.

Likely occurrence	Potential criteria
High	• Species/ecological communities recorded in study area during current or previous assessment/s. • Aquatic species recorded from connected waterbodies in close proximity to the study area during current or previous assessment/s. • Sufficient good quality habitat is present in study area or in connected waterbodies in close proximity to the study area (aquatic species). • Study area is within species natural distributional range (if known). • Species has been recorded within 5 km or from the relevant catchment/basin.
Medium	• Records of terrestrial biota within 5 km of the study area or of aquatic species in the relevant basin/neighbouring basin. • Habitat limited in its capacity to support the species due to extent, quality, or isolation.
Low	• No records within 5 km of the study area or for aquatic species, the relevant basin/neighbouring basin. • Marginal habitat present (low quality & extent). • Substantial loss of habitat since any previous record(s).
Nil (negligible)	• Habitat not present in study area. • Habitat for aquatic species not present in connected waterbodies in close proximity to the study area. • Habitat present but sufficient targeted survey has been conducted at an optimal time of year and species wasn't recorded.

Table 8 Threatened fauna species recorded, or predicted to occur, within 5 km of the study area

Scientific Name	Common Name	Conservation status			Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC	FM				
Birds								
Anthochaera phrygia	Regent Honeyeater	CE	CE	-	1942#	Nil	This species has not been recorded within 5 km of the study area in more than 70 years, and the study area does not contain suitable habitat.	Regent Honeyeaters are semi-nomadic, occurring in temperate eucalypt woodlands and open forests. Most records are from box-ironbark eucalypt forest associations and wet lowland coastal forests. Nectar and fruit from mistletoes are also eaten. This species usually nest in tall mature eucalypts and sheoaks.
Artamus cyanopterus cyanopterus	Dusky Woodswallow	-	VU	-	2012	Low	There are 20 records of this species within 5 km of the study area, however there is no suitable habitat present.	Primarily inhabits dry, open eucalypt forests and woodlands, including mallee associations, with an open or sparse understorey of eucalypt saplings, acacias and other shrubs, and groundcover of grasses or sedges and fallen woody debris. It has also been recorded in shrublands, heathlands and very occasionally in moist forest or rainforest. Also found in farmland, usually at the edges of forest or woodland.
Botaurus poiciloptilus	Australasian Bittern	EN	EN	-	#	Nil	This species has not been recorded within 5 km of the study area, and no suitable foraging or breeding habitat is present.	The Australasian Bittern is distributed across south-eastern Australia. Often found in terrestrial and estuarine wetlands, generally where there is permanent water with tall, dense vegetation including *Typha* spp. and *Eleocharis* spp.. Typically, this bird forages

Scientific Name	Common Name	Conservation status			Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC	FM				
								at night on frogs, fish and invertebrates, and remains inconspicuous during the day. The breeding season extends from October to January with nests being built amongst dense vegetation on a flattened platform of reeds.
Calidris acuminata	Sharp-tailed Sandpiper	VU	-	-	#	Nil	This species has not been recorded within 5 km of the study area, and no habitat is present.	This species is a migratory visitor to Australia and spends its breeding season in Siberia. In the non-breeding season, the Sharp-tailed Sandpiper is known to occur mostly in the south-east of Australia but has been found on coastlines all throughout the country.
Calidris canutus	Red Knot, Knot	VU	-	-	#	Nil	This species has not been recorded within 5 km of the study area, and no habitat is present.	Typically located within intertidal mudflats, sandflats and sandy beaches of sheltered coasts. Occasionally found on sandy open beaches or shallow pools, or in saline wetlands close to the coast.
Calidris ferruginea	Curlew Sandpiper	CE	CE	-	#	Nil	This species has not been recorded within 5 km of the study area, and no habitat is present.	Inhabits sheltered intertidal mudflats. Also, non-tidal swamps, lagoons and lakes near the coast. Infrequently recorded inland.

Scientific Name	Common Name	Conservation status			Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC	FM				
Callocephalon fimbriatum	Gang-gang Cockatoo	EN	EN	-	2020#	Low	There are 75 records of this species within 5 km of the study area, however there is no suitable foraging or breeding habitat for this species present.	In summer, occupies tall montane forests and woodlands, particularly in heavily timbered and mature wet sclerophyll forests. Also occur in subalpine Snow Gum woodland and occasionally in temperate or regenerating forest. In winter, occurs at lower altitudes in drier, more open eucalypt forests and woodlands, particularly in box-ironbark assemblages, or in dry forest in coastal areas. It requires tree hollows in which to breed.
Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	VU	VU	-	2018#	Low	There are 4 records of this species within 5 km of the study area, however there is no suitable foraging or breeding habitat for this species present.	Inhabits forest with low nutrients, characteristically with key Allocasuarina species. Tends to prefer drier forest types. Often confined to remnant patches in hills and gullies. Breed in hollows stumps or limbs, either living or dead.
Charadrius leschenaultii	Greater Sand Plover, Large Sand Plover	VU	VU	-	#	Nil	This species has not been recorded within 5 km of the study area, and no suitable habitat is present.	Entirely coastal in NSW, foraging on intertidal sand and mudflats in estuaries and roosting during high tide on sandy beaches or rocky shores. Individuals have been recorded on inshore reefs, rock platforms, small rocky islands and sand cays on coral reefs, within Australia. Occasional sightings have also occurred on near-coast salt lakes, brackish swamps, shallow freshwater wetlands and grassed paddocks.

Scientific Name	Common Name	Conservation status			Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC	FM				
Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	VU	VU	-	2012#	Nil	There are 2 records of this species within 5 km of the study area, however no habitat is present.	Lives in eucalypt woodlands, especially areas of relatively flat open woodland typically lacking a dense shrub layer, with short grass or bare ground and with fallen logs or dead trees present.
Daphoenositta chrysoptera	Varied Sittella	-	VU	-	2010	Nil	There are 2 records of this species within 5 km of the study area, however no habitat is present.	The Varied Sittella is a sedentary species which inhabits a wide variety of dry eucalypt forests and woodlands, usually with either shrubby understorey or grassy ground cover or both, in all climatic zones of Australia. Usually inhabit areas with rough-barked trees, such as stringybarks or ironbarks, but also in mallee and acacia woodlands, paperbarks or mature Eucalypts. The Varied Sittella feeds on arthropods gleaned from bark, small branches and twigs. It builds a cup-shaped nest of plant fibres and cobweb in an upright tree fork high in the living tree canopy and often re-uses the same fork or tree in successive years.
Dasyornis brachypterus	Eastern Bristlebird	EN	EN	-	#	Nil	This species has not been recorded within 5 km of the study area, and no suitable habitat is present.	Found in coastal woodlands, dense scrub and heathlands, particularly where it borders taller woodlands.
Erythrotriorchis radiatus	Red Goshawk	EN	EN	-	#	Nil	This species has not been recorded within 5 km of the study area, and no suitable habitat is present.	Occur in forest and woodland habitat near permanent water. In NSW prefer Melaleuca swamp forest and open eucalypt woodland. Require greater than 20 m tall trees for nesting.

Scientific Name	Common Name	Conservation status			Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC	FM				
Falco hypoleucos	Grey Falcon	-	VU	-	1960#	Nil	There is 1 record of this species within 5 km, however this record is more than 60 years old. There is no suitable habitat for this species present within the study area.	Found over open country and wooded lands of tropical and temperate Australia. Mainly found on sandy and stony plains of inland drainage systems with lightly timbered acacia scrub.
Gallinago hardwickii	Latham's Snipe, Japanese Snipe	VU	VU	-	#	Nil	This species has not been recorded within 5 km of the study area, and no suitable habitat is present.	Typically found on wet soft ground or shallow water with good cover of tussocks. Often found in wet paddocks, seepage areas below dams.
Glossopsitta pusilla	Little Lorikeet	-	VU	-	2022	Low	There are 16 records of Little Lorikeet within 5 km of the study area, however no suitable foraging or breeding habitat for this species is present.	Distributed in forests and woodlands from the coast to the western slopes of the Great Dividing Range in NSW, extending westwards to the vicinity of Albury, Parkes, Dubbo and Narrabri. Mostly occur in dry, open eucalypt forests and woodlands. They feed primarily on nectar and pollen in the tree canopy. Nest hollows are located at heights of between 2 m and 15 m, mostly in living, smooth-barked eucalypts. Most breeding records come from the western slopes.
Grantiella picta	Painted Honeyeater	VU	VU	-	#	Nil	This species has not been recorded within 5 km of the study area, and no suitable habitat is present.	Found mainly in dry open woodlands and forests, where it is strongly associated with mistletoe. Often found on plains with scattered eucalypts and remnant trees on farmlands.

Scientific Name	Common Name	Conservation status			Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC	FM				
Haliaeetus leucogaster	White-bellied Sea-Eagle	-	VU	-	2023#	Low	There are 4 records within 5 km of the study area, however no suitable foraging or breeding habitat for this species is present.	A migratory species that is generally sedentary in Australia, although immature individuals and some adults are dispersive. Found in terrestrial and coastal wetlands; favouring deep freshwater swamps, lakes and reservoirs; shallow coastal lagoons and saltmarshes. It hunts over open terrestrial habitats. Feeds on birds, reptiles, fish, mammals, crustaceans and carrion. Roosts and makes nest in trees.
Hieraaetus morphnoides	Little Eagle	-	VU	-	2012	Low	There are 8 records within 5 km of the study area, however no suitable foraging or breeding habitat for this species is present.	The Little Eagle is most abundant in lightly timbered areas with open areas nearby providing an abundance of prey species. It has often been recorded foraging in grasslands, crops, treeless dune fields, and recently logged areas. The Little Eagle nests in tall living trees within farmland, woodland and forests.
Hirundapus caudacutus	White-throated Needletail	VU	VU	-	2020#	Low	There are 53 records within 5 km of the study area, however no suitable foraging habitat for this species is present and this species does not breed in Australia.	An aerial species found in feeding concentrations over cities, hilltops and timbered ranges. This species roosts in trees in forests and woodlands and feeds on insects. The White-throated Needletail breeds in forests and sparse hills in Asia.

Scientific Name	Common Name	Conservation status			Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC	FM				
Lathamus discolor	Swift Parrot	CE	EN	-	2019#	Low	There are 6 records for this species within 5 km of the study area, however no suitable foraging or breeding habitat is present. No important habitat for this species is mapped to occur within the study area (NSW DCCEEW 2025b).	The Swift Parrot occurs in woodlands and forests of NSW from May to August, where it feeds on eucalypt nectar, pollen and associated insects. The Swift Parrot is dependent on flowering resources across a wide range of habitats in its wintering grounds in NSW. Favoured feed trees include winter flowering species such as Swamp Mahogany *Eucalyptus robusta*, Spotted Gum *Corymbia maculata*, Red Bloodwood *C. gummifera*, Mugga Ironbark *E. sideroxylon,* and White Box *E. albens*. Commonly used lerp infested trees include Grey Box *E. microcarpa*, Grey Box *E. moluccana* and Blackbutt *E. pilularis*. This species is migratory, breeding in Tasmania and nomadic, moving about in response to changing food availability.
Limosa lapponica baueri	Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit	EN	EN	-	#	Nil	This species has not been recorded within 5 km of the study area, and no suitable habitat is present.	The Bar-tailed Godwit (northern Siberian) occurs mainly in coastal habitats such as large intertidal sandflats, banks, mudflats, estuaries, inlets, harbours, coastal lagoons and bays. It has also been recorded in coastal sewage farms and saltworks, salt lakes and brackish wetlands near coasts, sandy ocean beaches, rock platforms, and coral reef-flats.

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		EPBC	BC	FM				
Lophoictinia isura	Square-tailed Kite	-	VU	-	2017	Low	There are 4 records within 5 km of the study area, however no suitable foraging or breeding habitat for this species is present.	Typically inhabits coastal forested and wooded lands of tropical and temperate Australia. In NSW it is often associated with ridge and gully forests dominated by *Eucalyptus longifolia*, *Corymbia maculata*, *E. elata*, or *E. smithii*. Individuals appear to occupy large hunting ranges of more than 100 km^2. They require large living trees for breeding, particularly near water with surrounding woodland /forest close by for foraging habitat. Nest sites are generally located along or near watercourses, in a tree fork or on large horizontal limbs.
Melanodryas cucullata cucullata	South-eastern Hooded Robin, Hooded Robin (south-eastern)	EN	EN	-	#	Nil	This species has not been recorded within 5 km of the study area, and no suitable habitat is present.	This species lives in a wide range of temperate woodland habitats, and a range of woodlands and shrublands in semi-arid areas.
Neophema chrysostoma	Blue-winged Parrot	VU	VU	-	#	Nil	This species has not been recorded within 5 km of the study area, and no suitable habitat is present.	The Blue-winged Parrot is a small parrot found in Tasmania and southeast mainland Australia. Some populations are known to migrate to Tasmania from the mainland during summer months. The species feeds predominantly on the ground and occurs in savannah woodlands and grasslands.
Ninox connivens	Barking Owl	-	VU	-	2019	Low	There are 10 records within 5 km of the study area, however no suitable foraging or breeding habitat for this species is	Generally found in open forests, woodlands, swamp woodlands, farmlands and dense scrub. Can also be found in the foothills and timber along watercourses in otherwise open country. Territories are

Scientific Name	Common Name	Conservation status			Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
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							present.	typically 2000 ha in NSW habitats. Hunts small arboreal mammals or birds and terrestrial mammals when tree hollows are absent.
Ninox strenua	Powerful Owl	-	VU	-	2024	Low	There are more than 1200 records within 5 km of the study area. Powerful Owl may occasionally move across the study area as it forages throughout the landscape, however this species has not been recorded within the study area, and no suitable foraging or breeding habitat is present.	The Powerful Owl occupies wet and dry eucalypt forests and rainforests. It may inhabit both un-logged and lightly logged forests as well as undisturbed forests where it usually roosts on the limbs of dense trees in gully areas. Large mature trees with hollows at least 0.5 m deep are required for nesting. Tree hollows are particularly important for the Powerful Owl because a large proportion of the diet is made up of hollow-dependent arboreal marsupials. Nest trees for this species are usually emergent with a diameter at breast height of at least 100 cm. It has a large home range of between 450 and 1450 ha.
Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew	CE	CE	-	#	Nil	This species has not been recorded within 5 km of the study area, and no suitable habitat is present.	Occurs in sheltered coasts, especially estuaries, embayments, harbours, inlets and coastal lagoons with large intertidal mudflats or sandflats often with beds of seagrass.
Pachyptila turtur subantarctica	Fairy Prion (southern)	VU	-	-	#	Nil	This species has not been recorded within 5 km of the study area, and no suitable habitat is present.	Fairy Prions (including other subspecies) are often beach-cast on the south-eastern coast of Australia and are commonly seen offshore over the continental shelf and

Scientific Name	Common Name	Conservation status			Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC	FM				
								over pelagic waters. Observations are less common off Western Australia and Queensland than in south-eastern Australia. Beach-cast birds are found along the whole coast of NSW, and the species is common offshore along the entire Victorian coast, where thousands are sometimes seen. In Tasmania, the Fairy Prion is an abundant visitor to all offshore waters. In South Australia, this species is regularly seen and often beach-cast.
Pandion haliaetus	Osprey	-	VU	-	#	Nil	This species has not been recorded within 5 km of the study area, and no suitable habitat is present.	Found in coastal waters, inlets, estuaries and offshore islands. Occasionally found 100 km inland along larger rivers. It is water-dependent, hunting for fish in clear, open water. The Osprey occurs in terrestrial wetlands, coastal lands and offshore islands. It is a predominantly coastal species, generally using marine cliffs as nesting and roosting sites. Nests can also be made high up in dead trees or in dead crowns of live trees, usually within one kilometre of the sea.
Petroica boodang	Scarlet Robin	-	VU	-	2021	Low	There are 7 records within 5 km of the study area, however no suitable foraging or breeding habitat for this species is present.	The Scarlet Robin inhabits dry eucalypt forests and woodlands. The understorey is usually open and grassy with few scattered shrubs. During autumn and winter, it moves to more open and cleared areas. The Scarlet Robin forages amongst

Scientific Name	Common Name	Conservation status			Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC	FM				
								logs and woody debris for insects. The nest is an open cup of plant fibres and cobwebs, sited in the fork of a tree.
Petroica phoenicea	Flame Robin	-	VU	-	1995	Low	There is 1 record of Flame Robin within 5 km of the study area, however no suitable foraging or breeding habitat for this species is present.	Flame Robin are found in a broad coastal band from southern Queensland to just west of the South Australian border. The preferred habitat in summer includes moist eucalyptus forests and open woodlands, in winter prefers open woodlands and farmlands. It is considered migratory. Diet consists mainly of invertebrates.
Pluvialis squatarola	Grey Plover	VU	VU	-	2021	Low	There is 1 record of Grey Plover within 5 km of the study area, however no suitable foraging or breeding habitat for this species is present.	Almost entirely coastal but occasionally recorded on inland wetlands. Mainly on marine shores, inlets, estuaries and lagoons where there are nearby large tidal mudflats or sandflats for feeding and sandy beaches for roosting.
Ptilinopus superbus	Superb Fruit-Dove	-	VU	-	1996	Low	There are 7 records within 5 km of the study area, however no suitable foraging or breeding habitat for this species is present.	The Superb Fruit Dove ranges from northern NSW to as far south as Moruya. It is found in rainforests, closed forests (including mesophyll vine forests) and sometimes in eucalypt and acacia woodlands with fruit-bearing trees. It forages in the canopy of fruiting trees such as figs and palms.

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		EPBC	BC	FM				
Pycnoptilus floccosus	Pilotbird	VU	VU	-	#	Nil	This species has not been recorded within 5 km of the study area, and no suitable habitat is present.	The pilotbird is found from the Wollemi National Park and Blue Mountains National Park in New South Wales through to the Dandenong Ranges, near Melbourne in Victoria. Its natural habitat is temperate wet sclerophyll forests and occasionally temperate rainforest, where there is dense undergrowth with abundant debris. [ALA 2022]
Rostratula australis	Australian Painted Snipe	EN	EN	-	#	Nil	This species has not been recorded within 5 km of the study area, and no suitable habitat is present.	Usually found in shallow inland wetlands including farm dams, lakes, rice crops, swamps and waterlogged grassland. They prefer freshwater wetlands, but have been recorded in brackish waters. Forages on mud-flats and in shallow water. Feeds on worms, molluscs, insects and some plant-matter.
Stagonopleura guttata	Diamond Firetail	VU	VU	-	#	Nil	This species has not been recorded within 5 km of the study area, and no suitable habitat is present.	The Diamond Firetail is widely distributed, found in a range of habitat types including open eucalypt forest, mallee and acacia scrubs. Often occur in vegetation along watercourses. Feeds exclusively on the ground on ripe grass and herb seeds, green leaves and insects.
Tringa nebularia	Common Greenshank, Greenshank	EN	EN	-	#	Nil	This species has not been recorded within 5 km of the study area, and no suitable habitat is present.	Widely distributed throughout a range of inland wetlands and sheltered coastal habitats. Occurs in habitats with varying salinity.
Mammals								

Scientific Name	Common Name	Conservation status			Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC	FM				
Cercartetus nanus	Eastern Pygmy-possum	-	VU	-	2024	Low	There are 2 records within 5 km of the study area. The study area contains marginal foraging habitat for this species, however no breeding habitat is present.	Patchily distributed from the coast to the Great Dividing Range, and as far as Pilliga, Dubbo, Parkes and Wagga Wagga on the western slopes. Inhabits rainforest through to sclerophyll forest and tree heath. Banksias and myrtaceous shrubs and trees are a favoured food source. Soft fruits are eaten when flowers are unavailable, and it also feeds on insects. Will often nest in tree hollows but can also construct its own nest. Because of its small size it is able to utilise a range of hollow sizes including very small hollows. Individuals will use a number of different hollows, and an individual has been recorded using up to 9 nest sites within a 0.5 ha area over a 5-month period.
Chalinolobus dwyeri	Large-eared Pied Bat	EN	EN	-	2023#	Low	There are 3 records within 5 km of the study area. No suitable foraging or breeding habitat for this species is present within the study area.	Occurs from the Queensland border to Ulladulla, with largest numbers from the sandstone escarpment country in the Sydney Basin and Hunter Valley. Primarily found in dry sclerophyll forests and woodlands but also found in rainforest fringes and subalpine woodlands. Forages on small, flying insects below the forest canopy. Roosts in colonies of between three and 80 in caves, Fairy Martin nests and mines, and beneath rock overhangs, but usually less than 10 individuals. Likely that it hibernates during the cooler

Scientific Name	Common Name	Conservation status			Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC	FM				
								months. The only known existing maternity roost is in a sandstone cave near Coonabarabran.
Dasyurus maculatus	Spotted-tailed Quoll	EN	VU	-	2019	Low	There are 4 records within 5 km of the study area. No suitable foraging or breeding habitat for this species is present within the study area.	Occurs along the east coast of Australia and the Great Dividing Range. Uses a range of habitats including sclerophyll forests and woodlands, coastal heathlands and rainforests. Occasional sightings have been made in open country, grazing lands, rocky outcrops and other treeless areas. Habitat requirements include suitable den sites, including hollow logs, rock crevices and caves, an abundance of food and an area of intact vegetation in which to forage. Seventy per cent of the diet is medium-sized mammals, and also feeds on invertebrates, reptiles and birds. Individuals require large areas of relatively intact vegetation through which to forage. The home range of a female is between 180 and 1000 ha, while males have larger home ranges of between 2000 and 5000

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		EPBC	BC	FM				
								ha. Breeding occurs from May to August.
Falsistrellus tasmaniensis	Eastern False Pipistrelle	-	VU	-	2024	Low	There are 13 records within 5 km of the study area. No suitable foraging or breeding habitat for this species is present within the study area.	Distribution extending east of the Great Dividing Range throughout the coastal regions of NSW, from the Queensland border to the Victorian border. Prefers wet high-altitude sclerophyll and coastal mallee habitat, preferring wet forests with a dense understorey but being found in open forests at lower altitudes. Apparently hibernates in winter. Roosts in tree hollows and sometimes in buildings in colonies of between 3 and 80 individuals. Often change roosts every night. Forages for beetles, bugs and moths below or near the canopy in forests with an open structure, or along trails. Has a large foraging range, up to 136 ha. Records show movements of up to 12 km between roosting and foraging sites.
Isoodon obesulus obesulus	Southern Brown Bandicoot (eastern), Southern Brown Bandicoot (south-eastern)	EN	EN	-	#	Nil	This species has not been recorded within 5 km of the study area, and no suitable habitat is present.	This species prefers sandy soils with scrubby vegetation and/or areas with low ground cover that are burn from time to time. A mosaic of post fire vegetation is important for this species.

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Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	-	VU	-	2024	Low	There are 13 records within 5 km of the study area. No suitable foraging habitat for this species is present within the study area. One stag was recorded within the study area with some loose bark which represents marginal roosting habitat for this species. Due to the limited amount of foraging and roosting resources for this species within the study area, and the abundance of more suitable habitat to the south and north-east, the likelihood that Eastern Coastal Free-tailed Bat would occur at the study area remains low.	Distribution extends east of the Great Dividing Range from southern Queensland to south of Sydney. Most records are from dry eucalypt forests and woodland. Individuals tend to forage in natural and artificial openings in forests, although it has also been caught foraging low over a rocky river within rainforest and wet sclerophyll forest habitats. The species generally roosts in hollow spouts of large mature eucalypts (including paddock trees), although individuals have been recorded roosting in the roof of a hut, in wall cavities, and under metal caps of telegraph poles. Foraging generally occurs within a few kilometres of roosting sites.
Miniopterus australis	Little Bent-winged Bat	-	VU	-	2024	Low	There are 65 records within 5 km of the study area. The study area contains marginal foraging habitat for this species, however no suitable roosting habitat is present.	Occurs from Northern Queensland to the Hawkesbury River near Sydney. Roost sites encompass a range of structures including caves, tunnels and stormwater drains. Young are raised by the females in large maternity colonies in caves in summer. Shows a preference for well-timbered areas including rainforest, wet and dry sclerophyll forests, Melaleuca

Scientific Name	Common Name	Conservation status			Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
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								swamps and coastal forests. The Little Bentwing bat forages for small insects (such as moths, wasps and ants) beneath the canopy of densely vegetated habitats.
Miniopterus orianae oceanensis	Large Bent-winged Bat	-	VU	-	2024	Low	There are 165 records within 5 km of the study area. The study area contains marginal foraging habitat for this species, however no suitable roosting habitat is present.	Occurs from Victoria to Queensland, on both sides of the Great Dividing Range. Forms large maternity roosts (up to 100,000 individuals) in caves and mines in spring and summer. Individuals may fly several hundred kilometres to their wintering sites, where they roost in caves, culverts, buildings, and bridges. They occur in a broad range of habitats including rainforest, wet and dry sclerophyll forest, paperbark forest and open grasslands. Has a fast, direct flight and forages for flying insects (particularly moths) above the tree canopy and along waterways.
Myotis macropus	Southern Myotis	-	VU	-	2024	Nil	There are 16 records of Southern Myotis within 5 km of the study area. This species is reliant on open bodies of water which are not present within the study area. The	Scattered, mainly coastal distribution extending to South Australia along the Murray River. Roosts in caves, mines or tunnels, under bridges, in buildings, tree hollows, and even in dense foliage. Colonies occur close to water bodies, ranging from rainforest streams to large

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							closest suitable foraging habitat for this species is located along Devlins Creek, approximately 1.5 km north-east of the study area. There is no suitable roosting habitat for Southern Myotis within the study area.	lakes and reservoirs. They catch aquatic insects and small fish with their large hind claws and also catch flying insects.
Notamacropus parma	Parma Wallaby	VU	VU	-	#	Nil	This species has not been recorded within 5 km of the study area, and no suitable habitat is present.	Occurs in wet and dry sclerophyll forest with a thick, shrubby understorey associated with grassy patches. They may also occur in rainforest but prefer the wet sclerophyll forest (Strahan, 1995 134 /id). This species feed on grasses and herbs (Strahan, 1995 134 /id).
Petauroides volans	Greater Glider	EN		-	2004#	Nil	There are 2 records within 5 km of the study area, however Greater Glider has not been recorded within 5 km in the last 20 years. The study area does not contain suitable foraging or breeding habitat for Greater Glider.	The distribution of the Greater Glider includes the ranges and coastal plain of eastern Australia, where it inhabits a variety of eucalypt forests and woodlands. Presence and density of Greater Gliders is related to soil fertility, eucalypt tree species, disturbance history and density of suitable tree hollows. Feeds exclusively on eucalypt leaves, buds, flowers and mistletoe.

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		EPBC	BC	FM				
Petaurus australis australis	Yellow-bellied Glider (south-eastern)	VU	VU	-	#	Nil	This species has not been recorded within 5 km of the study area, and no suitable habitat is present.	Restricted to tall native forests in regions of high rainfall along the coast of NSW. Preferred habitats are productive, tall open sclerophyll forests where mature trees provide shelter and nesting hollows. Critical elements of habitat include sap-site trees, winter flowering eucalypts, mature trees suitable for den sites and a mosaic of different forest types.
Petaurus norfolcensis	Squirrel Glider	-	VU	-	2012	Nil	There is 1 record of Squirrel Glider within 5 km of the study area, however this species has not been recorded nearby for over a decade. No suitable foraging or breeding habitat for this species is present within the study area.	Occurs in dry sclerophyll forests and woodlands but is absent from dense coastal ranges in the southern part of its range. Requires abundant hollow-bearing trees and a mix of eucalypts, banksias and acacias. Within a suitable vegetation community at least one species should flower heavily in winter, and one species of eucalypt should be smooth barked.
Petrogale penicillata	Brush-tailed Rock-wallaby	VU	EN	-	#	Nil	This species has not been recorded within 5 km of the study area, and no suitable habitat is present.	Occurs along the Great Dividing Range south to the Shoalhaven and also occurs in the Warrumbungles and Mt Kaputar. Habitats range from rainforest to open woodland. It is found in areas with numerous ledges, caves and crevices particularly with northern aspects. The species forages on grasses and forbs.

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		EPBC	BC	FM				
Phascolarctos cinereus	Koala	EN	VU	-	2021	Low	There are 17 records of Koala within 5 km of the study area. The study area does not contain any Koala use trees and no signs of Koala use such as scats or scratching was observed within the study area during the field investigation.	In NSW the Koala mainly occurs on the central and north coasts with some populations in the western region. Koalas feed almost exclusively on eucalypt foliage, and their preferences vary regionally. Primary feed trees include *Eucalyptus robusta*, *E. tereticornis, E. punctata*, *E. haemastoma* and *E. signata*. They are solitary with varying home ranges.
Pseudomys novaehollandiae	New Holland Mouse, Pookila	VU	VU	-	#	Nil	This species has not been recorded within 5 km of the study area, and no suitable habitat is present.	The New Holland Mouse currently has a disjunct, fragmented distribution across Tasmania, Victoria, New South Wales and Queensland. Across the species' range the New Holland Mouse is known to inhabit open heathlands, open woodlands with a heathland understorey, and vegetated sand dunes. The home range of the New Holland Mouse can range from 0.44 ha to 1.4 ha. The New Holland Mouse is a social animal, living predominantly in burrows shared with other individuals. The species is nocturnal and omnivorous, feeding on seeds, insects, leaves, flowers and fungi, and is therefore likely to play an important role in seed dispersal and fungal spore dispersal. It is likely that the species spends considerable time foraging above-ground for food, predisposing it to predation by native predators and

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		EPBC	BC	FM				
								introduced species. Breeding typically occurs between August and January but can extend into autumn.
Pteropus poliocephalus	Grey-headed Flying-fox	VU	VU	-	2024#	Low	There are more than 200 records of Grey-headed Flying-fox within 5 km of the study area. The study area contains fruiting trees including *Syzygium* species which may represent marginal foraging habitat for this species. No camps were recorded within the study area, with the closest known camp located in Gordon, approximately 8.5 km east of the study area.	Occurs along the NSW coast, extending further inland in the north. This species is a canopy-feeding frugivore and nectarivore of rainforests, open forests, woodlands, melaleuca swamps and banksia woodlands. Roosts in large colonies, commonly in dense riparian vegetation.

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		EPBC	BC	FM				
Saccolaimus flaviventris	Yellow-bellied Sheathtail-bat	-	VU	-	2023	Low	There are 11 records within 5 km of the study area. No suitable roosting or foraging habitat for this species is present within the study area.	Found throughout NSW in habitats including wet and dry sclerophyll forest, open woodland, acacia shrubland, mallee, grasslands and desert. They roost in tree hollows in colonies and have also been observed roosting in animal burrows, abandoned Sugar Glider nests, cracks in dry clay, hanging from buildings and under slabs of rock. Forages for insects above the canopy in forests.
Scoteanax rueppellii	Greater Broad-nosed Bat	-	VU	-	2023	Low	There are 22 records within 5 km of the study area. No suitable roosting or foraging habitat for this species is present within the study area.	Occurs along the Great Dividing Range and in coastal areas. Occurs in woodland and rainforest, preferring open habitats or openings in wetter forests. Often hunts along creeks or river corridors. Preys upon beetles and other large, flying insects, other bats and spiders. Roosts in hollow tree trunks and branches.
Amphibians								
Heleioporus australiacus	Giant Burrowing Frog	EN	VU	-	2012#	Nil	There are 2 records of Giant Burrowing Frog within 5 km of the study area, however these records are more than 10 years old. The study area does not contain any swamp or aquatic habitat suitable for this species. The closest suitable habitat for this species is	Prefers hanging swamps on sandstone shelves adjacent to perennial non-flooding creeks. Can also occur within shale outcrops within sandstone formations. Known from wet and dry forests and montane woodland in the southern part range. Individuals can be found around sandy creek banks or foraging along ridge-tops during or directly after heavy rain. Males often call from burrows located in sandy banks next to water. Spends most

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		EPBC	BC	FM				
							located along Devlins Creek, 360 m to the south-west.	of its time in non-breeding habitat 20-250 m from breeding sites.
Litoria aurea	Green and Golden Bell Frog	VU	EN	-	2010#	Nil	There are 6 records of Green and Golden Frog within 5 km of the study area, however these records are more than 14 years old. The study area does not contain any aquatic habitats suitable for this species. The closest suitable habitat for this species is located along Devlins Creek, 360 m to the south-west.	Most existing locations for the species occur as small, coastal, or near coastal populations, with records occurring between south of Grafton and northern VIC. The species is found in marshes, dams and stream sides, particularly those containing bullrushes or spikerushes. Preferred habitat contains water bodies that are unshaded, are free of predatory fish, have a grassy area nearby and have diurnal sheltering sites nearby such as vegetation or rocks, although the species has also been recorded from highly disturbed areas including disused industrial sites, brick pits, landfill areas and cleared land. Breeding usually occurs in summer. Tadpoles, which take approximately 10-12 weeks to develop, feed on algae and other vegetative matter. Adults eat insects as well as other frogs, including juveniles of their own species.
Mixophyes balbus	Stuttering Frog	VU	EN	-	#	Nil	There are no records of Stuttering Frog within 5 km of the study area. The study area does not contain any swamp or	This species is usually associated with mountain streams, wet mountain forests and rainforests. It rarely moves very far from the banks of permanent forest streams, although it will forage on nearby

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		EPBC	BC	FM				
							aquatic habitat suitable for this species.	forest floors. Eggs are deposited in leaf litter on the banks of streams and are washed into the water during heavy rains.
Pseudophryne australis	Red-crowned Toadlet	-	VU	-	2024	Nil	There are 45 records of Red-crowned Toadlet within 5 km of the study area, however these records are concentrated around Lane Cover River and its tributaries to the north-east of the study area. The study area does not contain any aquatic habitats suitable for this species.	Occurs on wetter ridge tops and upper slopes of sandstone formations on which the predominant vegetation is dry open forests and heaths. This species typically breeds within small ephemeral creeks characterised by a series of shallow pools that feed into larger semi-perennial streams.
Reptiles								
Hoplocephalus bungaroides	Broad-headed Snake	EN	EN	-	#	Nil	This species has not been recorded within 5 km of the study area, and no suitable habitat is present.	Mainly occurs in association with communities occurring on Triassic sandstone within the Sydney Basin. Typically found among exposed sandstone outcrops with vegetation types ranging from woodland to heath. Within these habitats they generally use rock crevices and exfoliating rock during the cooler months and tree hollows during summer.

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		EPBC	BC	FM				
Natator depressus	Flatback Turtle	VU	-	-	2018	Nil	There are two records of Flatback Turtle within 5 km of the study area. This species is a marine turtle with no suitable habitat present within the study area.	The Flatback Turtle is found only in the tropical waters of northern Australia, Papua New Guinea and Irian Jaya and is one of only two species of sea turtle without a global distribution. Nesting is confined to Australia and four genetic stocks are recognised.
Fish								
Macquaria australasica	Macquarie Perch	EN	-	EN	#	Nil	This species has not been recorded within 5 km of the study area, and no suitable habitat is present.	Macquarie Perch are found in the Murray-Darling Basin (particularly upstream reaches) of the Lachlan, Murrumbidgee and Murray rivers, and parts of south-eastern coastal NSW, including the Hawkesbury and Shoalhaven catchments. Macquarie perch are found in both river and lake habitats, especially the upper reaches of rivers and their tributaries
Prototroctes maraena	Australian Grayling	VU	-	EN	#	Nil	This species has not been recorded within 5 km of the study area, and no suitable habitat is present.	The Australian Grayling occurs in streams and rivers on the eastern and southern flanks of the Great Dividing Range from Sydney southwards to the Otway Ranges in Victoria, and Tasmania. Australian grayling do not occur in the inland Murray–Darling Basin system. Grayling is a diadromous species; migrating between freshwater streams and the ocean. This species has been found in clear, gravel-bottomed streams with alternating pools and riffles, and granite outcrops, and also in muddy-bottomed, heavily silted

Scientific Name	Common Name	Conservation status			Most recent record	Likely occurrence	Rationale for likelihood ranking	Habitat description*
		EPBC	BC	FM				
								habitats.
Gastropods								
Pommerhelix duralensis	Dural Land Snail	EN	EN	-	2022#	Low	There are 30 records of Dural Land Snail within 5 km of the study area. The study area is heavily modified and contains limited leaf litter habitat for this species. Owing to this and the fragmented connectivity to more suitable intact vegetation, the likelihood of Dural Land Snail occurring within the study area is low.	The species is a shale-influenced-habitat specialist, which occurs in low densities along the western and northwest fringes of the Cumberland IBRA subregion on shale-sandstone transitional landscapes. The species has a strong affinity for communities in the interface region between shale-derived and sandstone-derived soils, with forested habitats that have good native cover and woody debris. It favours sheltering under rocks or inside curled-up bark. It does not burrow nor climb. The species has also been observed resting in exposed areas, such as on exposed rock or leaf litter, however it will also shelter beneath leaves, rocks and light woody debris.

Appendix 5 BDAR Waiver checklist

Table 9 BDAR Waiver request information requirements

Item	Information requirement	Response
Admin	Proponent name and contact details	**Company**: DJ Thompson Family Trust C/- Northside Construction **Contact name**: Juliet Grant **Contact address**: Suite 20, 924 Pacific Highway, Gordon, NSW, 2072 **Contact email**: julietg@gyde.com.au **Contact phone**: 02 9071 1889
Site details	Street address	132-134 Beecroft Road, Beecroft
	Lot and DP	Lot F of DP15298 and Lot C of DP317843
	Description of development site	The development site is synonymous with the study area. It encompasses approximately 0.79 ha, falls within the Hornsby Shire LGA and is currently zoned as R2 (Low Density Residential) under the Hornsby LEP. The site currently consists of one disused residential building and one aged care facility operated by Thompson Health Care. The site is bound by Beecroft Road to the north and adjoins residential housing to the south, east and west. Vegetation surrounding the development site consist primarily of planted urban landscaping, residential gardens, street trees and urban parklands. The site primarily consists of exotic lawns and managed landscape garden vegetation with some interspersed planted native vegetation and a small patch of Blue Gum High Forest. The development site is not located within the Biodiversity Values Map (BV Map) (NSW DCCEEW 2025c).
	Location Map	Refer to Figure 1.
	Site Map	Refer to Figure 2.
Proposed development	Project description	The SSD application seeks approval for the demolition of all buildings on site and the removal of some planted native and exotic vegetation as per the proposed plans provided in Appendix 6. This will be undertaken to facilitate the sites use as a large residential aged car facility, providing approximately 143 apartments. The development is designed to meet the requirements of affordable housing under Schedule 1, Section 28 of the Planning Systems SEPP.
	Proposed site plan	Refer to proposed site plan included in Appendix 6.

Item	Information requirement	Response
Impacts on biodiversity	Explanation of whether biodiversity value is or is not relevant to the proposed development. If relevant, describe nature and extent of impacts associated with the proposal.	Refer to Table 10 below.

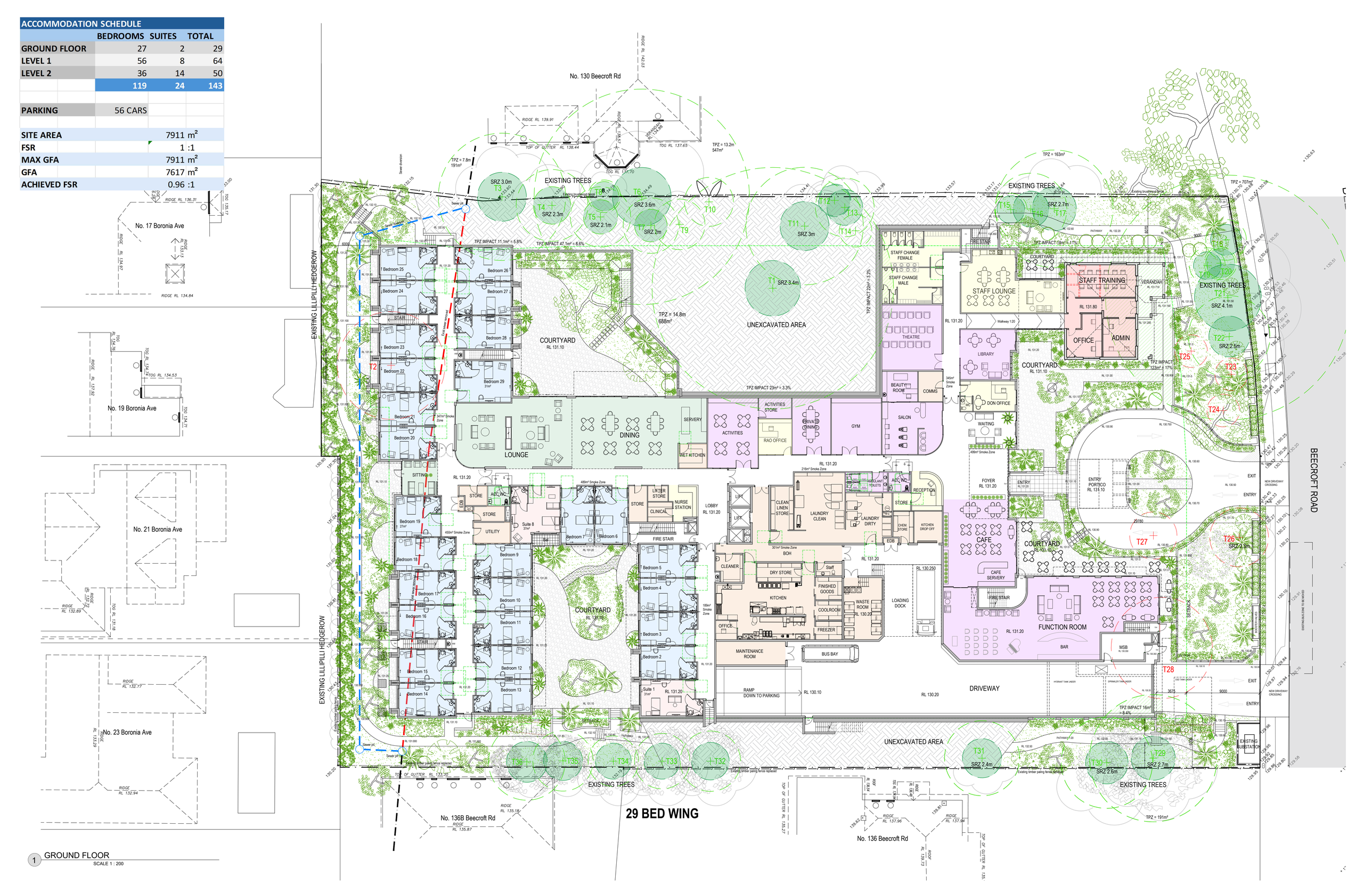
Table 10 Impacts of the proposed development on biodiversity values

Biodiversity value	Meaning	Occurrence, potential direct, indirect or prescribed impacts
Vegetation abundance 1.4(b) BC Regulation	Occurrence and abundance of vegetation at the development site.	The development site contains 0.03 ha of Blue Gum High Forest in a low condition, 0.06 ha of scattered planted native vegetation and 0.31 ha of exotic vegetation. Vegetation mostly exists within planted gardens for aesthetic purposes. One isolated Weeping Bottlebrush is proposed to be removed from planted native vegetation. No vegetation is proposed to be removed from the patch of Blue Gum High Forest which occurs within the study area.
Vegetation integrity 1.5(2)(a) BC Act	Degree to which the composition, structure and function of vegetation at a particular site and the surrounding landscape has been altered from a near-natural state.	The development site is subject to a high degree of historical and current disturbances. The original native vegetation communities within the development site have been extensively cleared as a result of existing development. The broader landscape is characterised by highly fragmented vegetation, with remnant patches occurring in isolation due to widespread historical clearing and ongoing urbanisation.
Habitat suitability 1.5(2)(b) BC Act	Degree to which the habitat needs of threatened species are present at the development site.	The development site does not support suitable habitat for any threatened species, except on a highly transient basis for highly mobile fauna such as the Grey-headed Flying Fox and Powerful Owl during infrequent foraging or commuting activities. There are negligible impacts to this species as a result the proposed development due to the absence of roosting habitat for these species. Human-made structures contained negligible microbat habitat within the development site, and no microbats were detected within the human-made structures during the field investigations. The development site does not contain any hollow-bearing trees or culverts suitable for providing roosting resources to threatened fauna. The development site is set within a residential area serviced by medium and light vehicular traffic. The proposal will not result in any significant changes to the functioning of the development site or the amount or type of vehicular traffic using the area. The proposal will not result in any significant changes to current light and noise levels within the

Biodiversity value	Meaning	Occurrence, potential direct, indirect or prescribed impacts
		development site or surrounding area. Based on the above, the proposal is considered highly unlikely to result in impacts either direct, indirect or prescribed to threatened flora and fauna species. The proposal will not impact upon karst, caves, crevices, cliffs, other geological features of significance, or rocks.
Threatened species abundance 1.4(a) BC Regulation	Occurrence and abundance of threatened biota or their habitat at the development site.	No naturally occurring threatened flora or fauna species, or their associated habitats, were recorded within the site or are considered likely to occur. The study area contained negligible roosting habitat. No microbats were detected utilising the human-made structures during the field investigations.
Habitat connectivity 1.4(c) BC Regulation	Degree to which the development site connects different areas of habitat of threatened species to facilitate the movement of those species across their range.	Vegetation connectivity within the development site and with the surrounding landscape is poor. Vegetation within the patch of Blue Gum High Forest may support the movement of highly transient fauna species across the landscape. This vegetation is to be retained under the proposed development and as such, it is unlikely that the proposed works will inhibit the movement of species across their range.
Threatened species movement 1.4(d) BC Regulation	Degree to which the development site contributes to the movement of threatened species to maintain their lifecycle.	The site is highly modified as a result of previous and current disturbance. No threatened species or their habitats were recorded or considered likely to occur within the development site. The site contains limited features of ecological value that are unlikely to contribute to the movement of threatened fauna species to maintain their lifecycle.
Flight path integrity 1.4(e) BC Regulation	Degree to which the flight paths of protected animals over the development site are free from interference.	The airspace above the development site may allow for movement of threatened bird or bat species, however, flight paths for threatened biota are unlikely to be affected given the nature and scale of the proposal and the urban /industrial context in which it is located, where similar scale developments occur. Impacts to any flight paths of protected animals are considered unlikely.
Water sustainability 1.4(f) BC Regulation	Degree to which the water quality, water bodies and hydrological processes sustain threatened biota at the development site.	No waterways, water bodies or water sources that have the potential to sustain threatened species are present within the development site. The nearest aquatic habitat is associated with Devlins Creek, which is approximately 360 metres to the south-west of the study area. Therefore, no impacts to aquatic habitats are likely to occur as a result of the project.

Appendix 6 Proposed site plans

ACCOMMODATION SCHEDULE			
	BEDROOMS	SUITES	TOTAL
GROUND FLOOR	27	2	29
LEVEL 1	56	8	64
LEVEL 2	36	14	50
	119	24	143
PARKING	56 CARS		
SITE AREA		7911 m²	
FSR		1 :1	
MAX GFA		7911 m²	
GFA		7617 m²	
ACHIEVED FSR		0.96 :1	



1 GROUND FLOOR
SCALE 1 : 200

GENERAL NOTES
Morrison Design Partnership Pty. limited accept no responsibility for the usability, completeness or accuracy of data transferred electronically. Recipients should when necessary request a hard copy version for verification. This drawing shall be read in conjunction with all architectural and other consultants drawings, specifications and with such other written instructions as may be issued during the course of the contract. Figured dimensions shall be taken in preference to scaling. All level, datum points and dimensions on this drawing shall be verified by the builder on site. All discrepancies shall be referred to the architect for direction before proceeding with any works.
DO NOT SCALE THIS DRAWING.
MDP acknowledges the Cameraygal people as the traditional custodians of this land of MDP architecture

SURVEY NOTES
Survey data included in this drawing is based on a survey drawing and is provided for preliminary design purposes only. As this drawing is based on information supplied by others, reference must be made to original survey drawings verified against site conditions.

REV	DATE	AMENDMENT	INITIALS	CHECK
P10	21.08.25	UPDATED TO CLIENT COMMENTS	MM	MM
P11	02.09.25	WASTE ROOM ALTERED	MM	
P12	04.09.25	SITE TREES UPDATED	MM	
P13	16.09.25	REVISED DESIGN	MM	
P14	17.09.25	FIRE SERVICES & CIVIL UPDATE	MM	
P15	24.09.25	UPDATED TO CLIENT COMMENTS	MM	

0 5 10m

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CLIENT
THOMPSON HEALTH CARE PTY LTD

PROJECT
THOMPSON HEALTH CARE BEECROFT HOUSE
No.132-134 BEECROFT ROAD, BEECROFT.

DRAWING TITLE
GROUND FLOOR PLAN

PRELIMINARY FOR REVIEW
NOT FOR CONSTRUCTION

PROJECT NO.	DRAWING NO.	REVISION
3361	DA110.01	P15

SCALE	:	1:200	@ A1
DRAWN	:	AV	
DATE	:	21 June 2024	

www.mdpa.com.au NSW Nom Architect: Glen Ollerton #7621

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