

Ashleigh Ryan  
Director, Beam Planning  
7.01, 60 Carrington Street  
Sydney NSW 2000

Our ref: SSD-93222706

10 February 2026

**Subject: Waterloo Estate (South) Concept (SSD-93222706) – Request to waive requirement to prepare a Biodiversity Development Assessment Report**

Dear Ashleigh Ryan

I refer to your correspondence dated 22 December 2025, regarding the request to waive the requirement for a Biodiversity Development Assessment Report (BDAR) to be submitted as part of the above referenced State significant development SSD application.

**Description of proposed development**

*The State Significant Development Application (SSDA) SSD-93222706 - Waterloo Estate (South) Concept SSDA for the future delivery of 3,000 dwellings including a mix of social, affordable and market housing as detailed in the BDAR waiver application prepared by Narla Environmental Pty Ltd dated 18 December 2025.*

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

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

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

I, as Delegate of the Planning Secretary within the Development Assessment and Sustainability division have determined that the proposed development is not likely to have any significant impacts on biodiversity values. Evidence that the Delegate of the Secretary within the NSW Department of Climate Change, Energy, the Environment and Water Kerry Richardson, Director, Conservation Planning and Assessment has made the determination is attached (dated 09 February 2026).

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

Should you have any further enquiries, please contact Stephen Dobbs on 8275 1604 or via email to [stephen.dobbs@dpie.nsw.gov.au](mailto:stephen.dobbs@dpie.nsw.gov.au)

Yours sincerely,



Stephen Dobbs

# Department of Planning, Housing and Infrastructure



## **Team Leader Social and Diverse Housing Assessments** **As delegate of the Planning Secretary**

Encl: BCS of NSW DCCEEW determination

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

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I, Kerryn Richardson, Director Conservation Planning and Assessment, of the Department of Climate Change, Energy, the Environment and Water, under section 7.9(2) of the *Biodiversity Conservation Act 2016*, consider that the proposed SSD-93222706 - Waterloo Estate (South) Concept at 6 John Street, 97-109 Cooper Street, 209-219, 229-231 and 247-251 Cope Street, 238-246, 248-254, 331-337 and 339-341 George Street, 232 and 250 Pitt Street, and 74- 76 Wellington Street, Waterloo is not likely to have any significant impact on biodiversity values. Therefore, a biodiversity development assessment report is not required.

Proposed development means the development as described in DOC25/1105048 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.

  
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9 February 2026

  
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**Kerryn Richardson**  
**Director, Conservation Planning and Assessment**  
**Conservation Planning and Offsets**  
**Conservation Programs, Heritage and Regulation Group**

**Date**

## SCHEDULE 1 – Description of the proposed development

The State Significant Development Application (SSDA) SSD-93222706 - Waterloo Estate (South) Concept SSDA for the future delivery of 3,000 dwellings including a mix of social, affordable and market housing as detailed in the BDAR waiver application prepared by Narla Environmental Pty Ltd dated 18 December 2025.

Refer to:




- Figure 1 Location Map
- Figure 2 Site Map
- Figure 3 Proposed Development



Figure 1 Location Map



### Components of the Subject Site

-  Subject Site (Waterloo South)
-  Project Area (Waterloo Estate)
-  Lot Boundaries

0 50 100 150 200 m



**NARLA**  
*environmental*

Date: 27/02/2025  
Coordinate System: GDA94 MGA Zone 56  
Image Source: Nearmap Australia Pty Ltd (October 2024)



Figure 2 Site Map



Figure 3 Proposed Development



Narla Environmental Pty Ltd  
[www.narla.com.au](http://www.narla.com.au)  
 (02) 9986 1295  
 PO Box 406 Mona Vale  
 NSW 1660

18<sup>th</sup> December 2025

**Re: Request for a Biodiversity Development Assessment Report (BDAR) Waiver for the proposed – Waterloo Estate (South) Concept SSDA.**

### Introduction

This BDAR Waiver request has been prepared by Narla Environmental and is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a Concept State Significant Development Application (SSDA) (SSD-93222706) redevelopment at Waterloo Estate (South) ('Project Area'). The relevant proponent details for the purposes of this application are as follows:

- Application number: SSD-93222706
- Proponent Name: NSW Land and Housing Corporation
- Project Name: Waterloo Estate (South) Concept
- Location: 6 John Street, 97-109 Cooper Street, 209-219, 229-231 & 247-251 Cope Street, 238-246, 248-254, 331-337 & 339-341 George Street, 232 & 250 Pitt Street, & 74- 76 Wellington Street, Waterloo within the City of Sydney

**Table 1. Legal Description of Waterloo South**

Lots owned by NSW Land and Housing Corporation (land is subject to both the rezoning and the concept SSDA)	
Address	Lot/DP
209-219 Cope Street, Waterloo	Lot 1 DP 217386, Lot 1 DP 225159
238-246 George Street, Waterloo	Lot 1 DP 225159
229-231 Cope Street Waterloo	Lot 3 DP 10721
6 John Street, Waterloo	Lot 1 DP 533762
97-109 Cooper Street, Waterloo	Lot A DP 105916, Lot B DP 105916, Lot C DP 105916, Lot 14 DP 10721,
248-254 George Street, Waterloo	Lot 2 DP 533678
232 Pitt Street, Waterloo	Lot 11 DP 635663, Lot 10 DP 635663
74-76 Wellington Street, Waterloo	Lot 1 DP 224728
331-337 George Street, Waterloo	Lot 3 DP 533680
247-251 Cope Street, Waterloo	Lot 1 DP 533679
339-341 George Street, Waterloo	Lot 1 DP 77168

250 Pitt Street, Waterloo	Lot 313 DP 606576
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This BDAR Waiver Request has been prepared in response to the requirements contained within the Planning Secretary’s Environmental Assessment Requirements (SEARs) for SSD-93222706 and directly responds to the relevant SEAR(s) outlined in **Table 2**.

**Table 2. SEARs Compliance Table**

SEARs Item	Report Section / Response
<p><b>14. Biodiversity</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>	<p>The proposed development is not expected to impact on biodiversity hence why a BDAR Waiver is being sought through the preparation of this report.</p> <p>The Project Area is also not located on certified land.</p>

**Site Description**

The Project Area is identified as Waterloo Estate (South) **Figure 1**. It is located within the Council of the City of Sydney Local Government Area (LGA) and comprises sixteen (16) lots with an area of approximately 10.6ha. It is generally bound by Cope, Raglan, George, Wellington, Gibson, Kellick, Pitt and McEvoy streets.

The existing development on the site currently used almost exclusively for the provision of social housing, with ancillary offices and community facilities. Overall, Waterloo South currently contains a total of 729 social housing dwellings and 120 private dwellings.

**Planning Approval Strategy**

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

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

**Project Description**

The proposal seeks consent for the following:

- Maximum building envelopes, including maximum building heights, street-wall heights and ground and upper-level setbacks;
- Distribution of floor area across the Waterloo South precinct development blocks;
- Indicative allocation of floor space between social housing, affordable housing, community facilities, childcare facilities, health care facilities and other non-residential uses across the Waterloo South precinct;
- Loading, vehicular and pedestrian access arrangements;
- Indicative subdivision plan, staging plan and delivery sequencing for development and the provision of public space, local infrastructure, flood and stormwater management works and remediation works;
- Approval of the following management plans and strategies to inform future stages of the development:
  - Updated Design Excellence Strategy
  - Preliminary Public Art Strategy
  - Contamination Strategy

- Flood Management Strategy
- Stormwater Management and Drainage Strategy
- ESD Strategy
- Strategies for utilities and service provision including service infrastructure lead-in enabling works
- Tree Retention Strategy
- Apartment Design Guide precinct strategy

All works associated with the proposed SSDA will hereafter be referred to as the “Subject Land”.

### Secretary’s Environmental Assessment Requirements

This BDAR Waiver has been prepared to be submitted prior to the SSD Application to demonstrate that the proposed development is not likely to have any significant impacts on biodiversity values. As such it addresses the specific project requirements provided in the Secretary’s Environmental Assessment Requirements (SEARs) issued by the NSW Department of Planning, Housing and Infrastructure (DPHI) on the 8<sup>th</sup> of October 2025 (SSD-93222706).

### Biodiversity

The Subject Land occupies the entirety of the Project Area (**Figure 1**) and currently contains a total of 729 social housing dwellings and 120 private dwellings as well as the associated infrastructure including; roads, areas of hardstand, planted garden beds, and street trees typical of an urban city environment. The vegetation within the Subject Land is described in **Table 3** and **Table 4** and displayed in **Figure 2**.

### Impacts on biodiversity values

The relevance and potential impacts to biodiversity values, as defined in the BC Act and the *Biodiversity Conservation Regulation 2017* (BC Regulation) is discussed in has been completed by Narla’s Senior Ecologist Luke Johnson, who has a Bachelor of Science from Victoria University and is Accredited Biodiversity Assessor under the BAM (BAAS23028; **Appendix E**).

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

### Targeted Microbat Survey

Owing to the presence of man-made structures within the Subject Land that will require removal to facilitate the proposed works, a targeted survey for threatened microchiropteran bat species with potential to utilise such habitat was conducted. Generally, internal inspections are required to determine whether roosting bats are present. However, due to the projects scale and building access constraints the following modified survey technique was provided by Conservation, Heritage and Regulation.

- Survey the buildings during the day for potential openings in buildings that may indicate a microbat roost entry point, particularly in tenancies that appear unoccupied;
- use an Anabat at dusk to monitor for bat activity adjacent to the opening;
- prepare a report with the results and recommendations; and
- if there are many potential openings, a subsample of sites can be undertaken e.g. three, or however many are required for the ecologist to be confident about any conclusions.

Eight (8) threatened microchiropteran bat species, which are known to inhabit buildings, occur within the locality of the Subject Land (NDCCEEW 2025):

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

Surveys were conducted during daylight hours on the 19<sup>th</sup>, 25<sup>th</sup> and 27<sup>th</sup> of November; and the 4<sup>th</sup> and 9<sup>th</sup> of December 2025 by experienced Narla Ecologists. During the assessments the ecologists conducted a walkthrough of the outside of all structure proposed for removal. The ecologists focussed searches on potential entry and exit points as well as cracks, crevices and holes that could be utilised for roosting (**Appendix D**). Each area of potential habitat was examined using a torch or endoscope, and a EchoMeter Touch 2 Pro to record any potential individuals for analysis. Potential entry and exit points were photographed and noted for further roost flyout surveys.

Daylight searches were proceeded by dusk surveys of potential roost flyouts points. This was facilitated by thermal scopes and ultrasonic bat detectors.

No microchiropteran bats were observed within or exiting the structures during the site assessment. Furthermore, no signs of recent occupation by microchiropteran bats (i.e. scats, urine staining) were observed within the structures during the site assessment. These results suggest the man-made structures within the Subject Land have not been utilised as a roost site.

## Conclusion

The majority of the Subject Site is considered to be of low constraint owing to its exotic dominated nature and lack of midstorey or canopy species. Future works within the Subject Site should aim to minimise impacts to large native canopy species (Planted Native Vegetation) and habitat features within the Subject Site, due to their value in providing habitat to several threatened and non-threatened fauna. Where possible, future landscaping works should aim to incorporate locally native species of the local vegetation community throughout the Subject Site in order to enhance the biodiversity values within the Project Area, and the broader locality.

We note that the Concept SSDA does not seek consent for any tree removal as part of this scope of works, however the proposed building envelopes will require the removal of trees as part of the future Detailed SSDAs.

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


Luke Johnson – Project Manager / Senior Ecologist (BAAS 23028)  
 Bachelor of Science  
 Narla Environmental Pty Ltd





Figure 1. Location of the Subject Land within the Project Area.



**Field Validated Vegetation Mapping**

-  Subject Site (Waterloo South)
-  Project Area (Waterloo Estate)

**Field Validated Vegetation Communities**

-  Planted Native
-  Mixed Urban Landscape

0 50 100 150 200 m



**NARLA**  
environmental

Date: 28/02/2025  
Coordinate System: GDA94 MGA Zone 56  
Image Source: Nearmap Australia Pty Ltd (October 2024)



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

Table 3. Description of Planted Native Vegetation identified within the Subject Site.

Planted Native Vegetation



Description of the Vegetation within the Subject Site

This vegetation community consisted a mix of planted local and non-local native canopy throughout the road reserve and green spaces. Species consisted of commonly planted landscape species *Corymbia maculata*, *Eucalyptus citriodora*, *Eucalyptus microcorys*, *Eucalyptus globulus* and *Allocasuarina sp.* This vegetation community also lacked a mid-story and ground cover was restricted to managed lawn.

BC Act Status	Not Listed.
EPBC Act Status	Not Listed.

Table 4. Description of Mixed Urban Landscape identified within the Subject Site.

Mixed Urban Landscape



Description of the Vegetation within the Subject Site

The vegetation within this zone consisted of a mix of exotic landscape vegetation within the road reserve and greenspaces throughout the Subject Land.

<b>BC Act Status</b>	Not Listed.
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<b>EPBC Act Status</b>	Not Listed.
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Table 5. Impacts of the proposed development on biodiversity values.

Biodiversity Value	Meaning	Relevant?	Values within the Subject Land and Potential Impacts associated with the development
Vegetation abundance – <i>BC Regulation Section 1.4(b)</i>	Occurrence and abundance of vegetation at a particular site	Yes	The proposed development does not impact upon any locally occurring vegetation community, only requiring the removal of areas containing Mixed Urban Landscaping and Planted Native Vegetation located in garden beds. The vegetation could not be assigned a native PCT due to distribution, geology or landscape position of the Subject Land as well as the exotic dominated and non-locally occurring nature of the majority of the planted vegetation present. Such landscaped vegetation is common in the locality in the form of street trees and urban gardens. It is unlikely that the removal of such vegetation would significantly impact on biodiversity values.
Vegetation integrity – <i>BC Act Section 1.5(2)(a)</i>	Degree to which the composition, structure and function of vegetation at a particular site and the surrounding landscape has been altered from a near-natural state	N/A	The vegetation within the Subject Land does not conform to a native plant community as it best reflects Mixed Urban Landscaping and Planted Native Vegetation located in garden beds. The vegetation could not be assigned a native PCT due to distribution, geology or landscape position of the Subject Land as well as the exotic dominated and non-locally occurring nature of the majority of the planted vegetation present, highlighting the landscape’s alteration from its natural state. As such, the vegetation does not have an integrity score.
Habitat suitability – <i>BC Act Section 1.5(2)(b)</i>	Degree to which the habitat needs of threatened species are present at a particular site	Yes	<p>Human-made structures, which may provide habitat for threatened species such as microbats, will be demolished as part of the proposed works. Targeted surveys of these structures such as roof spaces, holes, cracks and cavities, that were considered to provide potential habitat were conducted by Narla Ecologists in November and December of 2025 and no individuals were identified. Details of the survey conducted is provided above.</p> <p>To further mitigate potential impacts a pre-clearance survey is to be conducted for microbats in the buildings prior to removal, in case any individuals have entered the structures in the time between the survey and removal. If any individuals are found to be present, they are to be captured the morning of deconstruction works and released after dusk into nearby bushland.</p>
Threatened species abundance – <i>BC Regulation Section 1.4(a)</i>	Occurrence and abundance of threatened species or threatened ecological communities, or their habitat, at a particular site	Yes	<p>A threatened flora and habitat survey was undertaken in accordance with <i>Surveying threatened plants and their habitats</i> (DPIE 2020) and no threatened species or threatened ecological communities were identified with the Subject Land.</p> <p>Human-made structures, which may provide habitat for threatened species such as microbats,</p>

Biodiversity Value	Meaning	Relevant?	Values within the Subject Land and Potential Impacts associated with the development
			<p>will be demolished as part of the proposed works. Targeted surveys of the building such as roof spaces, holes, cracks and cavities, that were considered to provide potential habitat were conducted by a Narla Ecologist in November and December 2025 and no individuals were identified. Details of the survey conducted is provided above.</p> <p>To further mitigate potential impacts a pre-clearance survey is to be conducted for microbats in the buildings prior to removal, in case any individuals have entered the buildings in the time between the survey and removal. If any individuals are found to be present, they are to be captured the morning of deconstruction works and released after dusk into nearby bushland.</p>
Habitat connectivity – <i>BC Regulation Section 1.4(c)</i>	Degree to which a particular site connects different areas of habitat of threatened species to facilitate the movement of those species across their range	N/A	The Subject Land is located within a highly urbanised and altered landscape. In its current state the Subject Land does not share vegetated connectivity with anywhere in the broader landscape owing to it being boarded by main roads and urban developments. The same quality of connectivity is expected to continue post works.
Threatened species movement – <i>BC Regulation Section 1.4(d)</i>	Degree to which a particular site contributes to the movement of threatened species to maintain their lifecycle	N/A	It is not expected that the vegetation within the Subject Land contributes to the movement of threatened species to maintain their lifecycle (e.g migratory species or movement to breeding habitat). The vegetation within the Subject Land may be used by threatened species for foraging habitat, though habitat connectivity is only available for highly mobile species such as grey headed flying foxes. A key proposal objective is to provide public open spaces and a tree protection plan. Therefore the same quality of connectivity is expected to continue post works
Flight path integrity – <i>BC Regulation Section 1.4(e)</i>	Degree to which the flight paths of protected animals over a particular site are free from interference	N/A	It is unlikely that the Subject Land is part of a flight path used by threatened species. Furthermore, the proposed development will be consistent with the surrounding urban landscape. Building heights are proposed to be between 2 storeys and 33 storeys, typical of a high density residential zone. As such, flight path integrity is not expected to be impacted by the development.
Water sustainability – <i>BC Regulation Section 1.4(f)</i>	Degree to which water quality, water bodies and hydrological processes sustain threatened species and threatened ecological communities at a particular site	N/A	The proposed development is not likely to result in impacts to water quality, water bodies or hydrological process that sustain threatened species or threatened ecological communities. No threatened communities were identified within the Subject Land and no threatened species that are depended on these features is considered likely to be present. The proposed development is located within an urban landscape which is unlikely to result in any changes to hydrological processes.

# Appendices

Appendix A. Proposed Concept SSDA (Beam Planning Pty Ltd 2025).

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

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

Appendix D. Images taken during the Microchiropteran Survey.

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

Appendix A. Proposed Concept SSDA (Beam Planning Pty Ltd 2025).



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

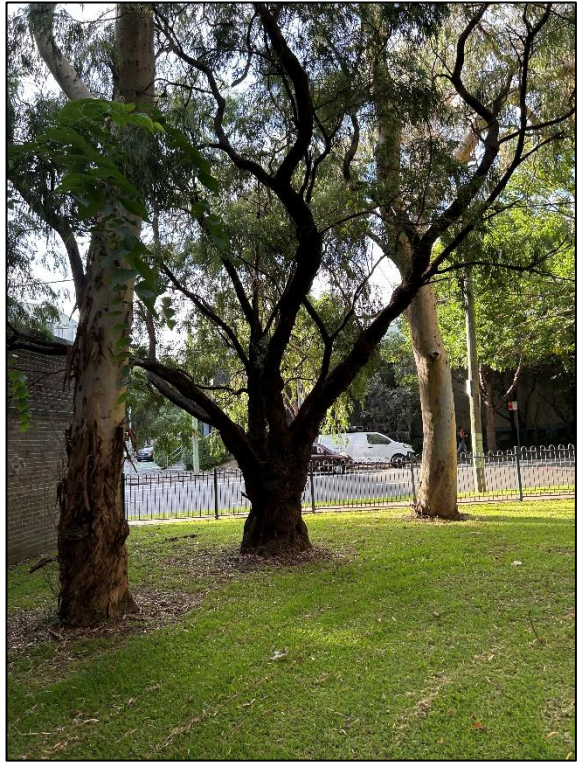
Scientific Name	Canopy	Midstorey	Ground
<i>Ailanthus altissima</i> *		x	
<i>Allocasuarina littoralis</i>	x		
<i>Anredera cordifolia</i> **			x
<i>Araucaria heterophylla</i> *	x		
<i>Archontopheonix cunninghamiana</i>	x		
<i>Axonopus fissifolius</i> *			x
<i>Bauhinia spp.</i> *		x	
<i>Bidens pilosa</i> *			x
<i>Bougainvillea glabra</i> *			x
<i>Brachichiton acerifolius</i>		x	
<i>Bromus catharticus</i> *			x
<i>Casuarina glauca</i>	x		
<i>Celtis sinensis</i> *		x	
<i>Cenchrus clanderstinus</i> *			x
<i>Clivea miniata</i> *			x
<i>Commelina cyanea</i>			x
<i>Corymbia eximia</i>	x		
<i>Corymbia maculata</i>	x		
<i>Cupaniopsis anacardioides</i>		x	
<i>Cynodon dactylon</i>			x
<i>Cyperus gracilis</i>			x
<i>Dichondra repens</i>			x
<i>Doryanthes excelsa</i>			x
<i>Ehrharta erecta</i>			x
<i>Eriobotry japonica</i> *		x	
<i>Eucalyptus botryoides</i>	x		
<i>Eucalyptus globulus</i> *	x		
<i>Eucalyptus grandis</i>	x		
<i>Eucalyptus pilularis</i>	x		
<i>Eucalyptus punctata</i>	x		
<i>Eucalyptus robusta</i>	x		
<i>Eucalyptus saligna</i>	x		
<i>Eucalyptus sideroxylon</i>	x		
<i>Eucalyptus silver-leaf</i>	x		
<i>Eucalyptus scoparia</i> ***	x		
<i>Euclayptus microcorys</i>	x		
<i>Ficus benjamina</i> *	x		
<i>Ficus microcarpa</i> *	x		
<i>Ficus pumila</i> *			x
<i>Ficus rubignosa</i>	x		
<i>Hedera helix</i> *			x
<i>Hypochaeris radicata</i> *			x
<i>Ipomoea indica</i> *			x

Scientific Name	Canopy	Midstorey	Ground
<i>Jacaranda mimosifolia</i> *		x	
<i>Lagunaria patersonia</i> *		x	
<i>Leptospermum petersonii</i>		x	
<i>Liquidamber styraciflua</i> *	x		
<i>Liriope spp.</i> *			x
<i>Lomandra longifolia</i>			x
<i>Lophostemon confertus</i>		x	
<i>Mangifera indica</i> *		x	
<i>Marraya paniculata</i> *		x	
<i>Melaleuca quinquenervia</i>	x		
<i>Modiola caroliniana</i> *			x
<i>Monstera deliciosa</i> *			x
<i>Nandina domestica</i> *			x
<i>Nephrolepis cordifolia</i>			x
<i>Ochna serullata</i> *			x
<i>Olea europaea subsp. cuspidata</i> **		x	
<i>Opuntia stricta</i> **			x
<i>Parietaria judaica</i> *			x
<i>Paspalum dilatatum</i> *			x
<i>Philodendron xanadu</i> *			x
<i>Phylanthus tennulus</i> *			x
<i>Phyllostachys aurea</i> *			x
<i>Plantanus x hispanica</i> *	x		
<i>Plumeria alba</i> *		x	
<i>Robinia pseudocacia</i> *		x	
<i>Schefflera actinophylla</i> *		x	
<i>Schinus molle</i> *		x	
<i>Sida rhombifolia</i> *			x
<i>Solanum nigrum</i> *			x
<i>Sonchus oleraceus</i> *			x
<i>Stelitzia nicolai</i> *			x
<i>Stenotaphrum secundatum</i> *			x
<i>Syzygium australe</i>		x	
<i>Taraxacum officinale</i> *			x
<i>Tetrapanax papyfrifer</i> *		x	
<i>Trachelospermum jasminoides</i> *			x
<i>Triadica sebifera</i> *		x	
<i>Trifolium repens</i> *			x
<i>Tristaniopsis laurina</i>		x	
<i>Yucca spp.</i> *			x

\*Denotes exotic species

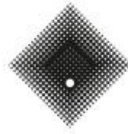
\*\*Denotes Priority Weed species

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



Appendix D. Images taken during the Microchiropteran Survey.





**VICTORIA  
UNIVERSITY**

By authority of the Council of Victoria University

**Luke Stephen Johnson**

after undertaking the course in Ecology and Environmental Management  
having satisfied the requirements of the University  
was granted the

**Bachelor of Science**

on the 12th day of December in the year 2018

The qualification is recognised within the Australian Qualifications Framework



Given under the seal of Victoria University Australia.

V18.340415

**Mrs Gaye Hamilton**  
Chancellor

**Professor Peter Dawkins**  
Vice-Chancellor

